

# Belmont Place

Burpham, Surrey







# A four bedroom detached property on a secluded, private no through road

Nestled in Burpham, this distinguished detached residence, constructed in 2015, spans approximately 2,303 square feet, providing ample space for comfortable family living.

Guildford's Upper High Street 2.1 miles, London Road Station Guildford 2 miles (from 47 minutes to London Waterloo)  
Guildford station 3 miles (from 34 minutes to London Waterloo) A3 (Guildford northbound) 0.7 miles, A3 (Guildford southbound) 2.8 miles  
M25 (Junction 10) 6.7 miles, Heathrow Airport 21.9 miles, Central London 29.8 miles, Gatwick Airport 31.7 miles  
(All distances and times are approximate)

  
4

  
3

  
3

## Summary of accommodation

Ground Floor: Drawing room | Family room | Kitchen/dining room | Study | Cloakroom

First Floor: Principal bedroom | Three bedrooms, two en suites | Family bathroom

Outside: Integral double garage | Driveway parking | Expansive, well-maintained garden  
Spacious patio ideal for outdoor entertaining and alfresco dining



# Belmont Place

This high-specification home finished in early 2015 has been designed to maximise space and light. Meticulously planned and professionally constructed to the highest standard, 2 Belmont Place is sympathetic to the local architecture, regional characteristics and the surrounding countryside, and is conceived to enhance its existing surroundings, both now and for many years to come.

Upon entering the property, a hallway provides access to various living areas. To the left, a study is located, along with a nearby cloakroom. The sitting room is spacious, featuring dual-aspect windows and direct access to the garden, allowing for an abundance of natural light. Adjacent to the sitting room is the family room, a versatile living space.

The open-plan kitchen and dining area includes a well-equipped kitchen with modern appliances, an island for additional workspace, and a dining space that integrates seamlessly with the kitchen. French doors offer access to the garden. A separate door from the kitchen leads to the detached double garage, providing secure parking and additional storage.

The first floor landing leads to four well-proportioned bedrooms, two of which benefit from en suite bathrooms. The principal bedroom features an elegant dressing room and an en suite bathroom, offering privacy and comfort.

The second bedroom is spacious and includes built-in wardrobes, providing ample storage. The third and fourth bedrooms are both generously sized, suitable for family members or guests. A family bathroom with modern fittings serves the remaining bedrooms, ensuring convenience for all residents.



















Situation

 **Schools:** Tormead, Guildford High School, George Abbot School, Lanesborough Preparatory School, Royal Grammar School, St Peters Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Boxgrove Primary School, Holy Trinity Junior School, St Catherine’s, Charterhouse, Aldro.

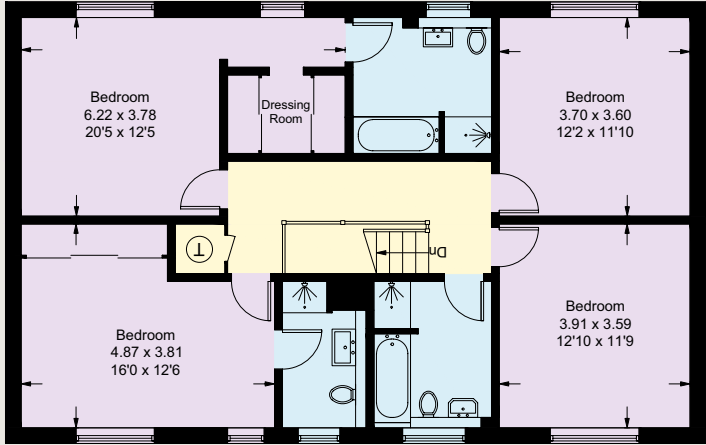
 **Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf.



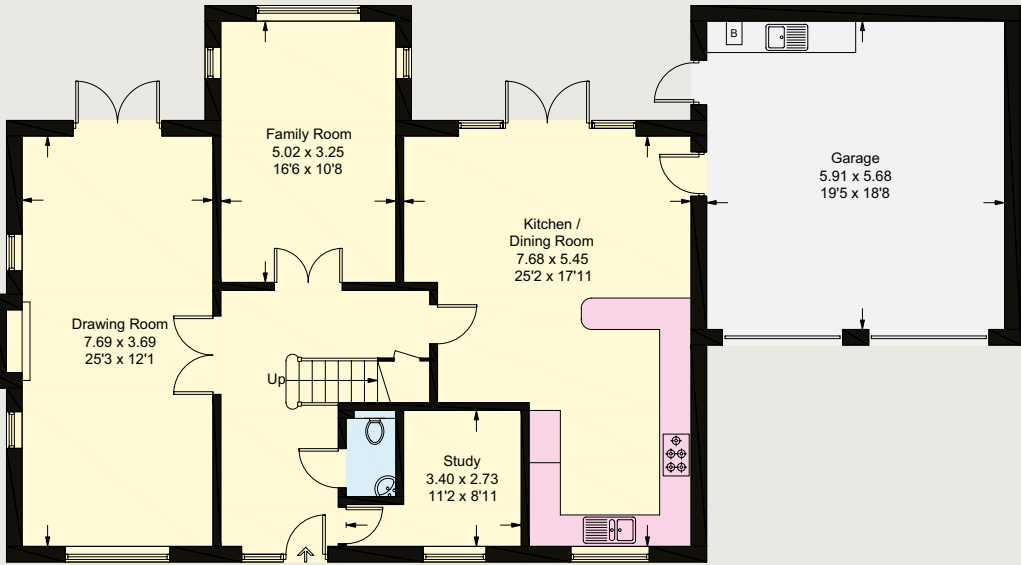


FLOORPLANS & PROPERTY INFORMATION

Approximate Gross Internal Floor Area  
= 244.6 sq m / 2,633 sq ft  
(Including Garage)



First Floor



Ground Floor

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Property Information

**Directions**  
Postcode: GU4 7FL  
What3words: ///pretty.estate.finely

**Services**  
We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

**Local Authority**  
Guildford Borough Council

**Council Tax**  
Band G

**EPC**  
A

**Tenure**  
Freehold

**Viewing**  
Viewing by prior appointment only with the agents.







**Knight Frank Guildford**  
2-3 Eastgate Court  
High Street, Guildford  
GU1 3DE

<b>James Ackerley</b>	<b>Tim Chapman</b>
01483 617920	01483 978861
<a href="mailto:james.ackerley@knightfrank.com">james.ackerley@knightfrank.com</a>	<a href="mailto:tim.chapman@knightfrank.com">tim.chapman@knightfrank.com</a>

**[knightfrank.co.uk](https://www.knightfrank.co.uk)**

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2025. Photographs and videos dated February 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)