

Loquats

Guildown Road, Guildford, Surrey





A distinguished detached home on one of Guildford’s most prestigious roads, offering spacious and elegant accommodation set within mature grounds.

Guildford’s High Street 0.6 miles, Guildford station 0.7 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.9 miles
A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 9.8 miles, Heathrow Airport 25 miles, Central London 33.1 miles, Gatwick Airport 35.2 miles
(All distances and times are approximate)


6


4


4


Summary of accommodation


- Ground Floor: Reception hall | Kitchen/breakfast/dining room | Drawing room | Living room | Study | Family room | Cloakroom/utility
- First Floor: Principal bedroom with en suite | Three further bedrooms (two suites) | Main family bathroom
- Second Floor: Bedroom with en suite | Additional bedroom
- Lower Ground Floor: Wine store | Wood store | Store
- Garden and Grounds: Double double garage | Spectacular south-facing summer house/home office
Landscaped gardens surrounding the property | Grand terrace seating | Significant Driveway

Situation

Guildown Road is widely regarded as one of the best places to live in Guildford, offering a combination of prestige, beauty, and convenience. As one of the most coveted roads in the area, it boasts some of the finest views across the valley that Guildford has to offer, providing a serene and picturesque backdrop to daily life. Situated less than a mile from Guildford High Street and the Main Line Station, it offers the perfect balance of tranquillity and easy access to the town's vibrant amenities and transport links. Guildown Road is known for its strong sense of community, making it a welcoming and friendly place to call home. Additionally, it is often in the catchment area for Guildford County School, one of the top state schools in the UK renowned for its exceptional academic results. All of these factors combine to make Guildown Road a truly desirable location for those seeking both a high quality of life and access to excellent local facilities.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

 **Schools:**Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary 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 Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.



History

Loquats is a truly exceptional detached residence of distinguished heritage, set on the prestigious Guildown Road, one of Guildford's most desirable and picturesque addresses. Originally commissioned in 1866 for John Rand Capron, the renowned amateur scientist, astronomer, and pioneering spectroscopist, Loquats is steeped in both historical and scientific legacy.

Designed by the eminent Henry Woodyer, a Guildford-born architect influenced by Pugin and the Gothic Revival movement, the property showcases Bargate stone elevations and timeless period detailing. Built by the respected local firm Thomas & James Loe, the home was completed with great celebration in 1867 – an occasion marked by a traditional “rearing supper” hosted by Capron at the Railway Hotel.

Originally part of a larger estate that included Loquat Cottage and a private Observatory – the latter now one of the only privately-owned observatories in the country – Loquats is a rare jewel in the crown of Guildford's architectural heritage.



Loquats

Loquats is a magnificent detached residence, proudly positioned on the highly coveted Guildown Road, offering the perfect blend of grandeur, luxury, and elegance. This substantial period property built predominantly of Bargate stone elevations presents a rare opportunity to acquire a home of both character and scale in one of Guildford's most prestigious locations. Combining timeless classical architectural design with an expansive and well-balanced internal layout, Loquats is set within private, secluded grounds, ensuring a sense of peace and exclusivity.

Upon entering through the central reception hall, the ground floor opens into a suite of superbly appointed principal reception rooms. Each of the four spacious receptions rooms boast grand proportions including high ceilings and period features that provide an exquisite sense of space and sophistication.











FLOOR PLAN

Approximate Gross Internal Floor Area

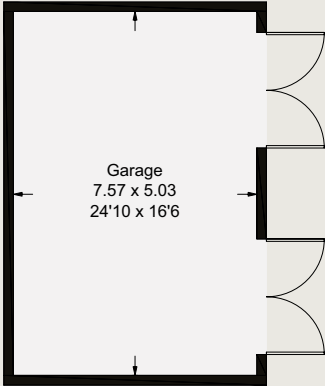
355.1 sq m / 3822 sq ft

Cellar = 46.8 sq m / 504 sq ft

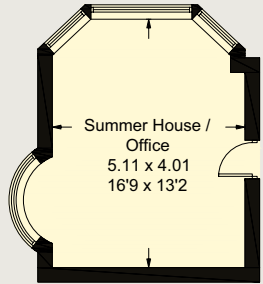
Summer House / Office = 20.6 sq m / 222 sq ft

Garage = 38.1 sq m / 410 sq ft

Total = 460.6 sq m / 4958 sq ft

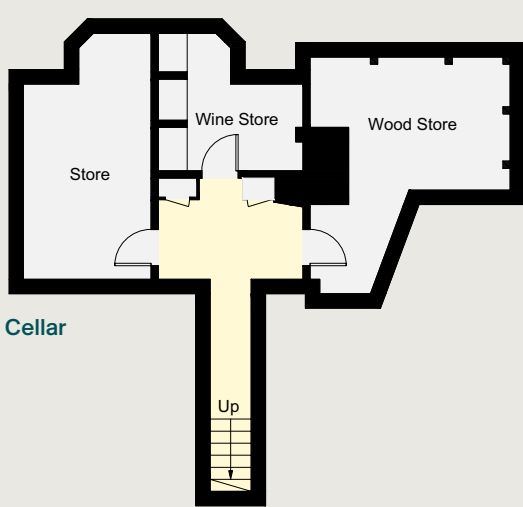


(Not Shown In Actual Location / Orientation)

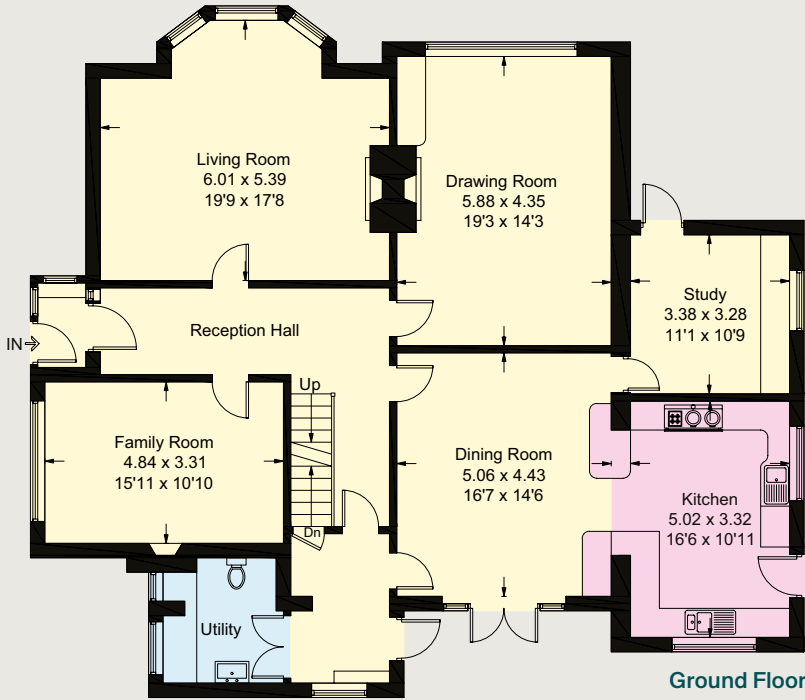


(Not Shown In Actual Location / Orientation)

= Reduced headroom below 1.5m / 5'0



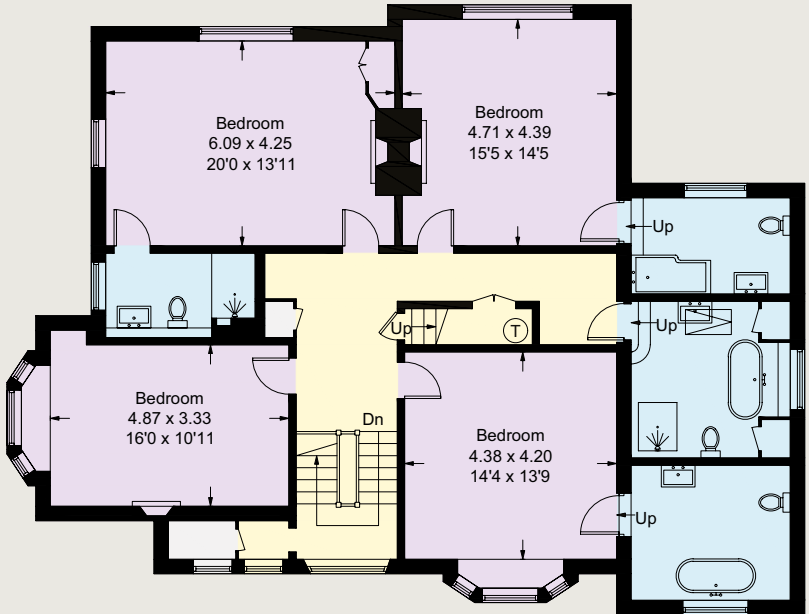
Cellar



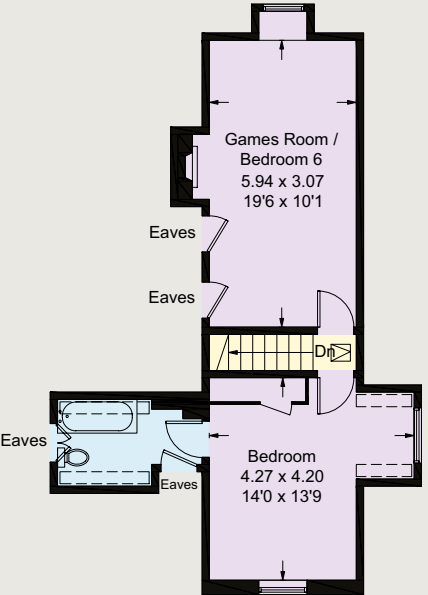
Ground Floor

FLOOR PLAN

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



First Floor



Second 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.



Gardens & Grounds

The rear garden is a truly enchanting outdoor sanctuary—mature, beautifully established, and thoughtfully designed to compliment the elegance of the home. A particularly fine feature of this special home is the idyllic setting for both peaceful relaxation with its refined outdoor entertaining area. The space enjoys a high degree of privacy, with a mix of attractive dry stone walling, multiple terraces and mature borders.

Property Information

Services

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

Tenure

Freehold

Local Authority

Guildford Borough Council – 01483 505050

Council Tax

Band H

EPC Rating

E

Directions

Postcode: GU2 4EN

What3Words: ///zebra.lies.sheep

Viewings

Viewing is strictly by appointment through Knight Frank and Chantries & Pewleys.





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