

# Epsom Road

Guildford, Surrey





## A detached period home less than 200 metres from Guildford's upper High Street.

Guildford's Upper High Street 0.1 miles, London Road Station, Guildford 0.4 miles (from 47 minutes to London Waterloo)  
Guildford station 1 mile (from 34 minutes to London Waterloo), A3 (Guildford northbound) 1.2 miles, A3 (Guildford southbound) 1.9 miles  
M25 (Junction 10) 8.5 miles, Heathrow Airport 23.6 miles, Gatwick Airport 26.6 miles, Central London 31.1 miles  
(All distances and times are approximate)



### Summary of accommodation

**Ground Floor:** Drawing room | Dining room | Breakfast room | Kitchen | Cloakroom | Store

**First Floor:** Principal bedroom | Three further bedrooms | Family bathroom | Shower room

**Basement:** Study | Utility room

**Gardens and Grounds:** Driveway parking | Patio terrace perfect for entertaining | Spacious rear garden | Detached double garage

## Situation

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.

## Epsom Road

Nestled in the highly sought-after area of Guildford, 43 Epsom Road is a stunning period property that effortlessly blends historic charm with modern convenience. This beautifully presented four-bedroom family home offers generous living space across three floors, as well as a detached double garage and a private, gravelled driveway framed by mature planting.

From the moment you arrive, the house's striking flint and red brick façade, gabled roofline, and traditional sash windows make a strong impression, reflecting its rich architectural heritage. Inside, the home spans approximately 2,238 sq ft, offering versatile accommodation perfect for family life and entertaining.

### Basement Level

A versatile study/home office and a utility room, ideal for working from home or additional storage needs.

### Ground Floor

The ground floor of this elegant home offers a balanced layout, designed with both comfort and function in mind. To the front, two principal reception rooms enjoy excellent natural light and period detailing, including sash windows and decorative cornicing, lending a sense of charm and formality.

To the rear, the kitchen adjoins a light-filled breakfast room, creating a sociable and well-connected space for everyday living. A separate utility area sits discreetly below stairs, offering valuable additional space for household needs. A spacious outdoor store to the side of the property enhances the ground floor's practicality with side access to the property, while a cloakroom with WC completes the accommodation on this level.

Carefully arranged and generously proportioned, the ground floor allows for seamless movement throughout, ideal for both daily life and entertaining.

### First Floor – Elegant and Versatile Accommodation

Upstairs, the home offers four well-proportioned bedrooms, arranged around a central landing. Each room benefits from period character, high ceilings, and an abundance of natural light, maintaining the home's traditional aesthetic.

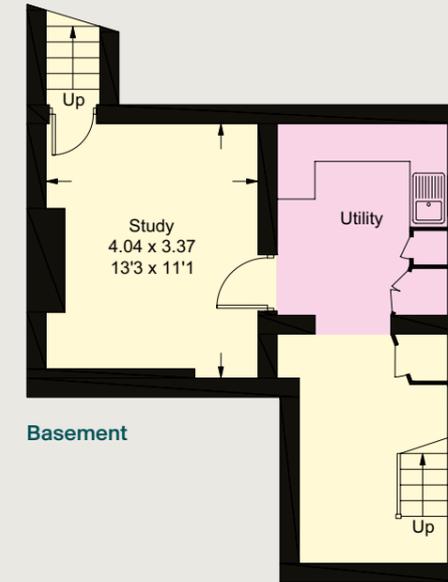
The family bathroom is fitted with a bath and separate shower, and is styled with a calm, timeless finish. The layout offers a cohesive and comfortable sleeping arrangement, with every room providing privacy and flexibility.



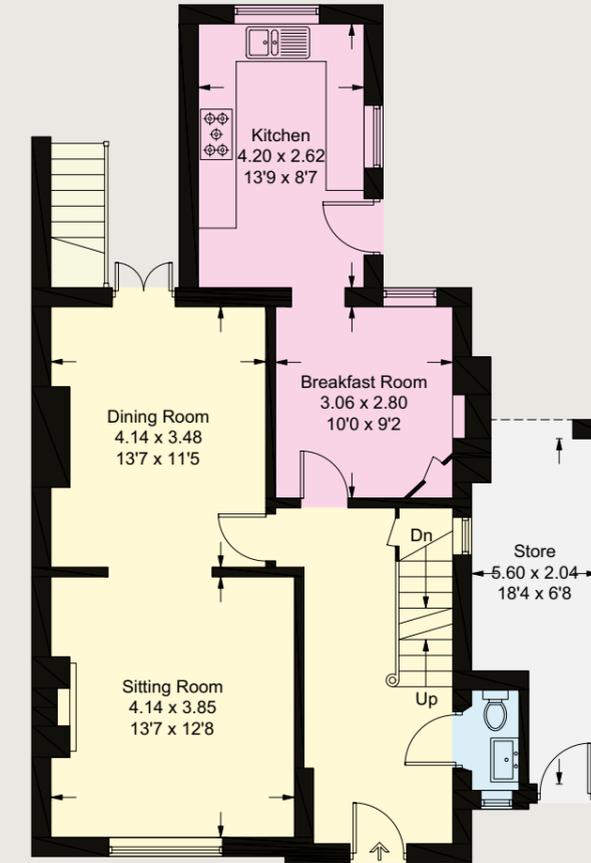




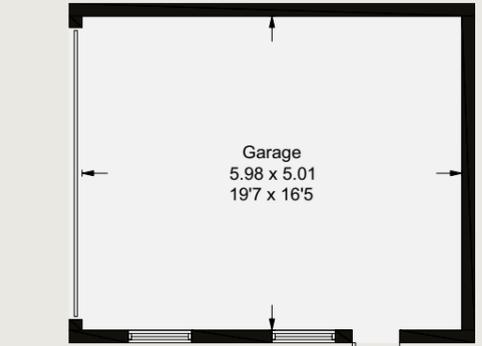
Approximate Gross Internal Floor Area  
 134.5 sq m / 1448 sq ft  
 Basement= 34.1 sq m / 367 sq ft  
 Garage / Store = 39.3 sq m / 423 sq ft  
 Total = 207.9 sq m / 2238 sq ft



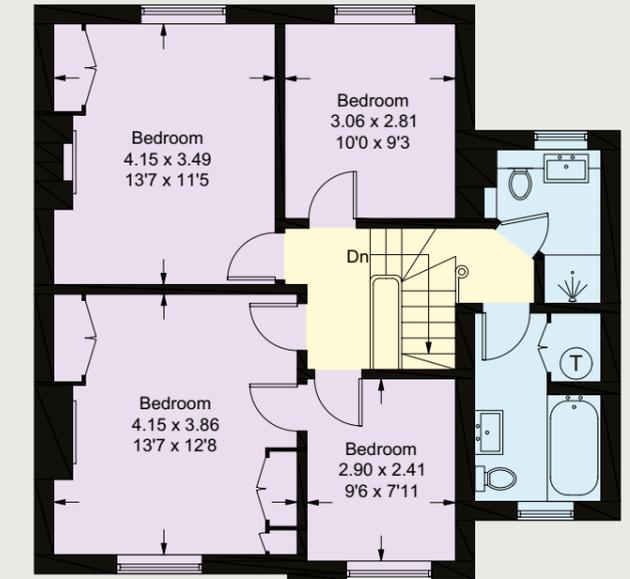
Basement



Ground Floor



(Not Shown In Actual Location / Orientation)



First Floor

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

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.

## Garden and grounds

A detached double garage offers secure parking or workshop potential, while the generous driveway allows for additional off-street parking. The home is surrounded by lush greenery and mature trees, enhancing its sense of privacy and charm.

## Property Information

### Services

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

### Tenure

Freehold

### Local Authority

Guildford Borough Council – 01483 505050

### Council Tax

Band G

### EPC Rating

E

### Directions

Postcode: GU1 3LA

What3words: ///losses.swaps.soon

### Viewings

Viewing is strictly by appointment through Knight Frank.





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