

# Victoria Road

Guildford, Surrey







# A beautifully modernised and exceptionally spacious four bedroom detached family home in a prime Central Guildford location, just moments from the High Street and London Road station

London Road Station, Guildford 0.1 miles (from 47 minutes to London Waterloo) Guildford's Upper High Street 0.3 miles  
Guildford station 0.8 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1 mile, A3 (Guildford southbound) 1.5 miles  
M25 (Junction 10) 8.3 miles, Heathrow Airport 23.5 miles, Gatwick Airport 25.1 miles, Central London 31.5 miles  
(All distances and times are approximate)

  
4/5

  
3

  
2

## Summary of accommodation

Ground Floor: Kitchen/breakfast room | Drawing room | Utility room | Cloakroom

First Floor: Principal bedroom with dressing room and en suite | Two further bedrooms | Family bathroom

Second Floor: Bedroom | Bathroom

Lower Ground Floor: Family room/study/ media room

Gardens and Grounds: Garage | Private off-street parking space | Beautifully kept rear garden





# Situation

Ideally positioned on the ever-popular Victoria Road, this property enjoys a superb location just 0.1 mile from London Road Station, providing quick and easy connections to London and the surrounding areas. The bustling Upper High Street is just a short 0.3-mile stroll away, placing an excellent selection of cafés, restaurants, and boutique shops within effortless reach. For fitness enthusiasts, the exclusive Guildford Harbour Hotel gym is a mere 0.2 miles away, offering premium wellness facilities right on your doorstep. Entertainment is equally close at hand, with G Live — Guildford’s leading venue for theatre, comedy, and live performances — just 0.2 miles away.

Adding further convenience, Waitrose is located under half a mile from the property, making day-to-day shopping simple and accessible. This central yet peaceful location perfectly balances convenience, lifestyle, and culture in one of Guildford’s most desirable residential pockets. 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.



# Victoria Road

This impressive, modernised detached home offers versatile, light-filled accommodation across four floors. Ideally located on the popular Victoria Road, it seamlessly blends contemporary style with timeless elegance in a desirable central location.

Thoughtfully refurbished throughout, the home boasts a free-flowing layout designed to maximise space and natural light. The ground floor features a spacious living room, sleek kitchen with high-quality appliances, and a dining area that opens directly to the garden for effortless indoor-outdoor living. A utility room and guest WC add convenience.

The first and second floors offer three spacious bedrooms, providing ample space for family living. The standout principal suite is complete with a dressing room and en-suite bathroom, offering a private retreat. The lower-ground floor adds flexibility, perfect for a media room, family room, office, or any space the new owner desires. With accommodation spread across four floors, this home is finished to an exceptional standard.















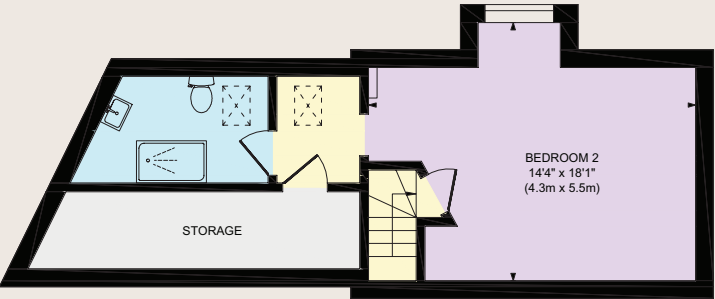




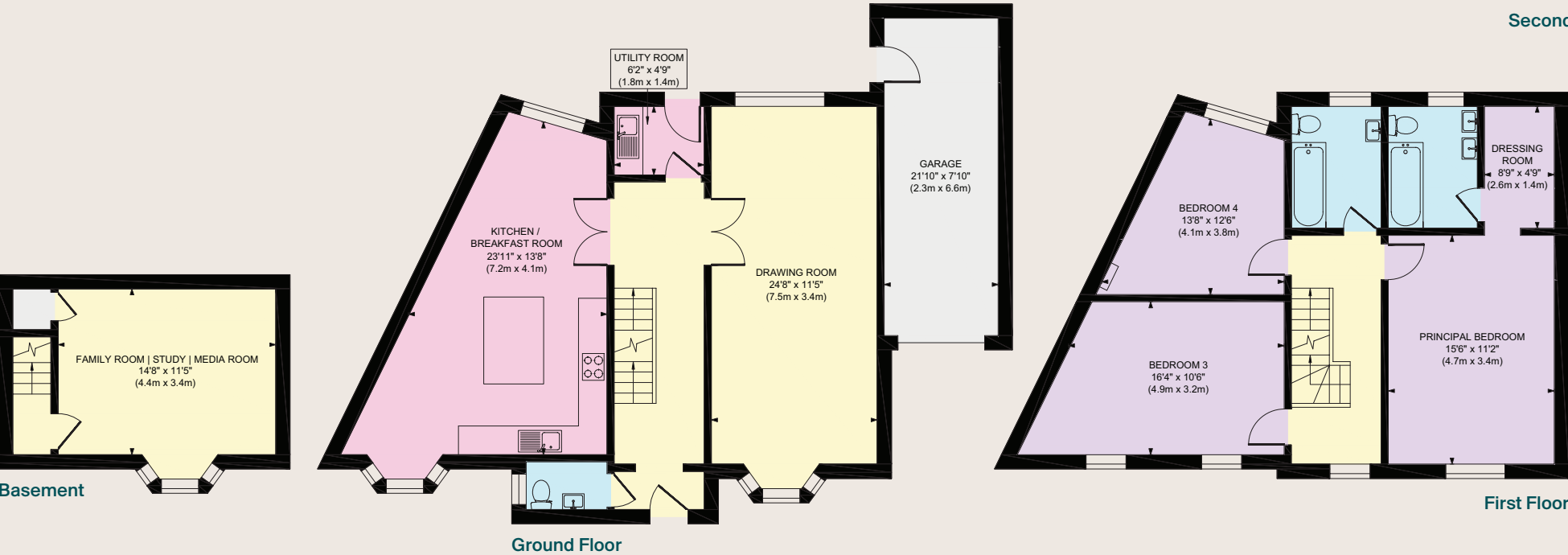
Approximate Gross Internal Floor Area  
Main House 2163 sq. ft / 200.91 sq. m  
Garage 171 sq. ft / 15.91 sq. m  
Total 2334 sq. ft / 216.82 sq. m



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



Second Floor



Basement

Ground Floor

First 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.



# Garden and Grounds

Externally, the beautifully landscaped garden offers a charming and low-maintenance outdoor space, complete with a generous patio area perfect for al fresco dining, summer gatherings, or simply relaxing in the sunshine. The property also benefits from a private off-street parking space and a secure garage, providing both convenience and peace of mind.

# 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
Council Tax
Band E
EPC Rating
C
Directions
Postcode: GU1 4DJ
What3words:///slick.degree.issues
Viewings
Viewing is strictly by appointment through Knight Frank.







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