

Lintott House

Guildford, Surrey





A rare opportunity to own one of central Guildford’s most impressive semi-detached Georgian homes, offering five bedrooms, beautifully reimaged interiors and an unbeatable position just moments from the High Street and Main Line Station.

Guildford’s High Street 0.3 miles, Guildford main line station 0.4 miles (from 32 minutes to London Waterloo) Guildford County School 0.5miles, A3 Northbound (Guildford) 1.6 miles
A3 Southbound (Guildford) 1.3 Miles, M25 (Junction 10) 10.7 miles Heathrow Airport 22.3 miles, Gatwick Airport 25.8 miles, Central London 34.6 miles
(All distances and times are approximate)


5


2


5

Summary of accommodation

Ground Floor: Drawing room | Family room | Office | Study

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

Second Floor: Two bedrooms

Lower Ground Floor: Kitchen/breakfast room | Living/dining room | Cloakroom | Utility room

Gardens and Grounds: Beautifully landscaped rear garden with paved terrace and lawn, enjoying views over the Surrey Hills
Private off-street parking and storage to the rear provide excellent convenience

Situation


Perfectly positioned along one of Guildford's key thoroughfares, 81 Portsmouth Road offers exceptional connectivity between the town centre and surrounding villages, with effortless access south toward Godalming and north into central Guildford.


This sought-after location places you within 0.5 miles of Guildford's mainline station, the historic High Street, and the highly regarded Guildford County School—offering truly unrivalled convenience for commuters, families and town-focused living alike.

Excellent transport links via road and rail connect the property to London, the South Coast and beyond, while local bus routes and scenic walking paths provide easy access to nearby schools, amenities and countryside. With everything you need just moments away, Portsmouth Road combines central living with the ease of exceptional accessibility.

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:** Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country 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.

Lintott House

This striking five-bedroom semi-detached Georgian home is a rare find—a period property that retains its timeless elegance while offering all the ease and comfort of modern living. From the moment you arrive, the grand façade with its classical pillars and neatly landscaped front courtyard sets a tone of quiet sophistication.

Inside, the home unfolds beautifully. Light pours in through tall arched windows, illuminating spacious rooms with original charm and contemporary refinement. The ground floor offers both a separate drawing room and living room, ideal for relaxing or entertaining, while a dedicated office and study create the perfect environment for working from home with ease and style.

On the lower ground floor, the home opens up into a bright and modern kitchen complete with a sleek breakfast bar. This space flows effortlessly into a casual TV area and a generous dining space, designed with everyday life and entertaining in mind. A separate utility room adds valuable functionality without compromising the home's seamless design.

Upstairs, the first floor features two well-proportioned double bedrooms and a stunning principal suite with a stylish en-suite bathroom. A large family bathroom completes the floor. The second floor offers two more double bedrooms, ideal for guests, growing families, or a luxurious dressing room and private retreat.

It's rare to find a Georgian property that has been so thoughtfully and tastefully modernised—balancing heritage with modern-day comfort. Every detail has been considered, creating a home that feels both special and entirely livable.





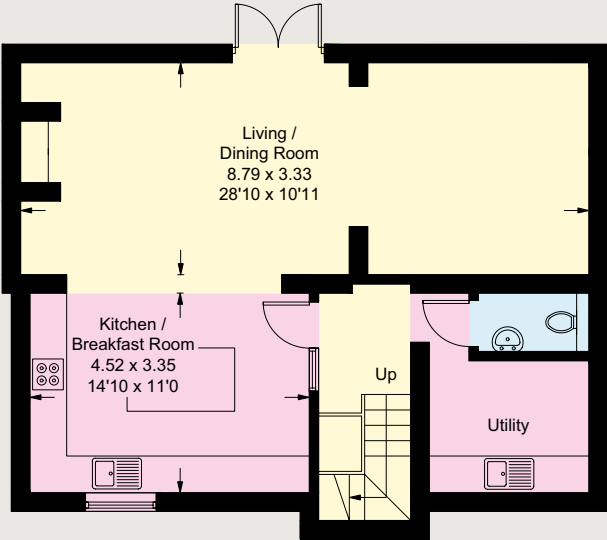


Approximate Gross Internal Floor Area
232 sq m / 2497 sq ft

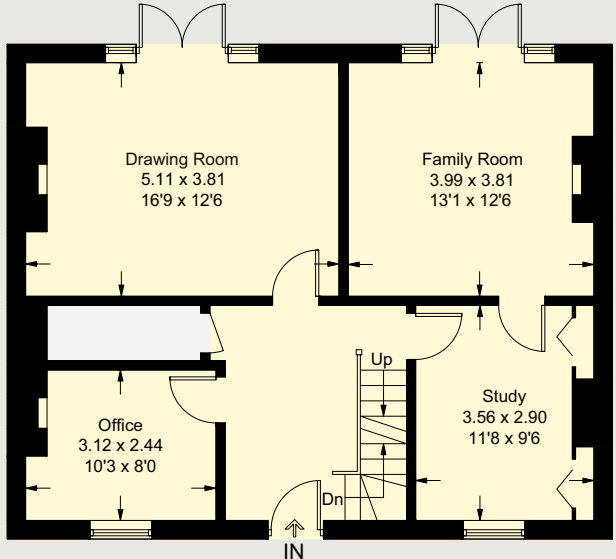
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



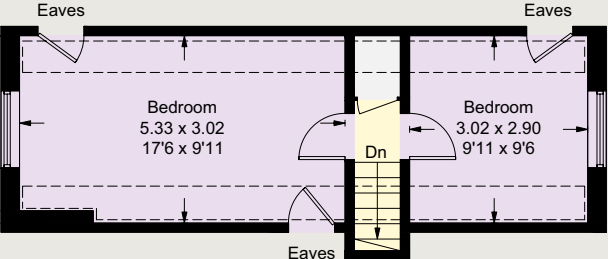
= Reduced headroom below 1.5m / 5'0



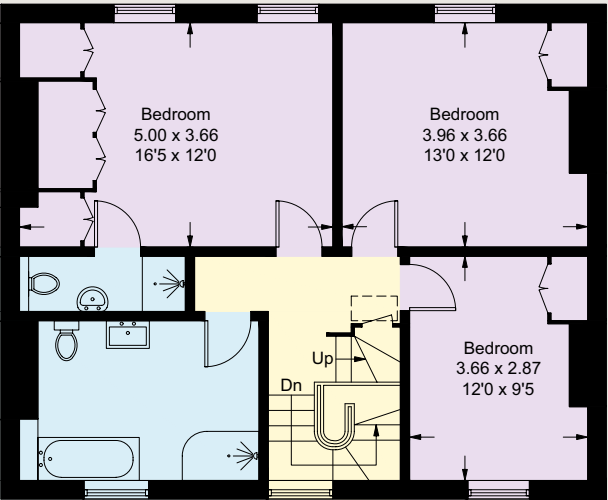
Lower Ground Floor



Ground Floor



Second 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

The gardens at Lintott House are a true extension of the living space — beautifully landscaped, generous in size, and perfectly oriented to take in sweeping views over the Surrey Hills. A paved patio area provides an idyllic spot for outdoor dining and entertaining, while the lawn, bordered by mature shrubs and trees, offers a tranquil setting for family life or peaceful relaxation.

To the rear of the property, discreet off-street parking for several cars ensures convenience without compromising the home's elegant frontage, and the shed adds further practicality for storage. Whether enjoying a summer evening on the terrace or admiring the changing colours of the hills, the outdoor space at Lintott House is both functional and picturesque.





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 G

EPC Rating

D

Directions

Postcode: GU2 4BS

What3words: ///seated.beats.exchanges

Viewings

Viewing is strictly by appointment through Knight Frank.



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2-3 Eastgate Court
High Street, Guildford
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