

# Little Sadlers

Guildford, Surrey










# A detached period home, bursting with character, nestled between Guildford High Street and Pewley Down.

Guildford's Upper High Street 0.5 miles, London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo)  
Guildford station 1.3 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.3 miles, A3 (Guildford southbound) 2 miles  
M25 (Junction 10) 8.6 miles, Heathrow Airport 23.7 miles, Central London 32 miles, Gatwick Airport 33.4 miles  
(All distances and times are approximate)

  
2 / 3

  
2

  
4

## Summary of accommodation

**Ground Floor:** Kitchen/breakfast room | Dining room | Drawing room | Conservatory | Study/bedroom | Utility | Shower room

**First Floor:** Principal bedroom | A further bedroom | Family bathroom

**Gardens:** A beautiful well maintained rear garden with patio seating area  
Expansive driveway offering ample off-street parking



# Situation

Tucked perfectly between the vibrant Guildford High Street and the serene Pewley Down, this charming cottage offers an enviable blend of convenience and natural beauty. Just moments from the heart of town, you have effortless access to a variety of shops, cafes, restaurants, and transport links. Yet, step outside, and you're greeted by the peaceful expanse of Pewley Down, inviting you to unwind amidst nature. Merrow Downs is a mere 15-minute walk away, offering even more scenic walking routes to immerse yourself in the countryside. With the best of town living and tranquil nature right on your doorstep, this cottage truly offers a rare opportunity to enjoy the perfect balance of accessibility and outdoor serenity.

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 Course.



# Little Sadlers

Nestled on Upper Edgeborough Road in Guildford, Little Sadlers is a detached former coach house that exudes charm and character. Spanning approximately 1,492 sq ft, this home offers three generously sized bedrooms and a wealth of ample reception rooms, making it ideal for both everyday living and entertaining guests.

The property strikes a perfect balance between comfort and practicality, with spacious living areas that provide a welcoming atmosphere throughout. Large windows allow natural light to gently fill the rooms, highlighting the inviting features and creating a warm, homely feel. The cosy sitting room, complete with a fireplace, is a perfect retreat, while the third bedroom/ study off the hallway offers a great space for work or guest accommodation.

The kitchen, with its classic style and functional layout, flows into the inviting dining area, making it an excellent space for meals with family and friends. A charming conservatory, with its panoramic glass walls and views of the garden, offers an ideal spot to enjoy the outdoors from the comfort of your home. Little Sadlers is a truly special property, full of potential for those looking to modernise and expand, subject to planning permission, while retaining its timeless appeal and exceptional location.



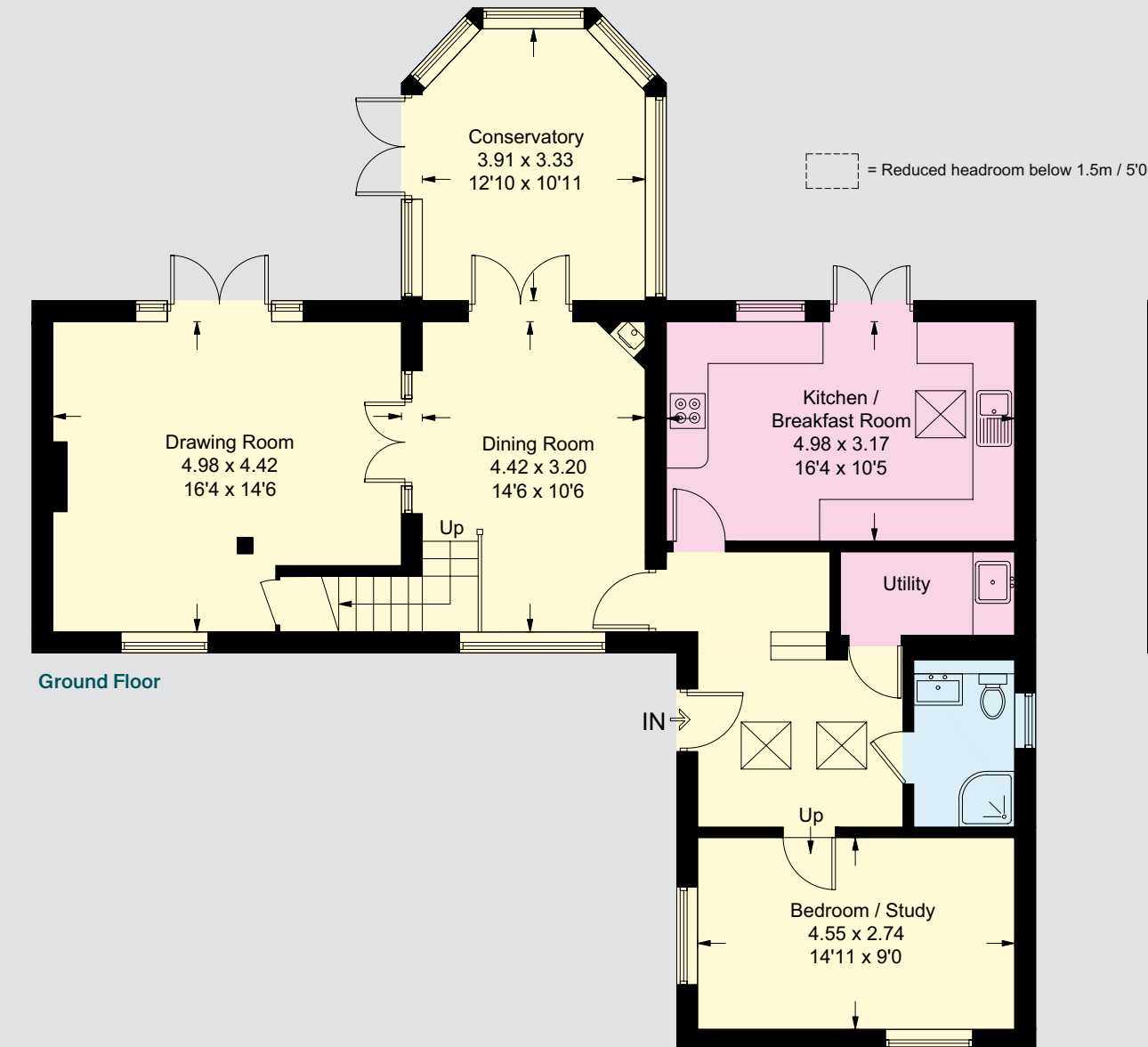




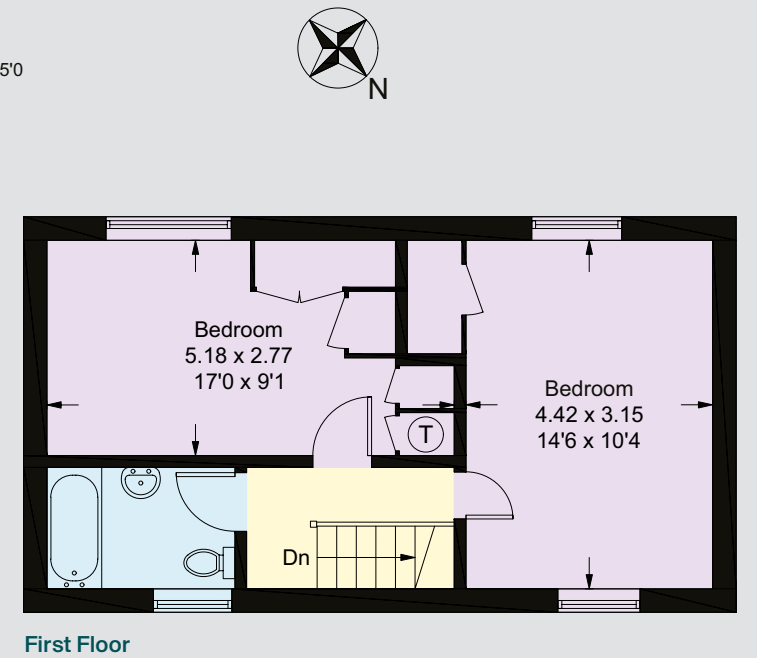




**Approximate Gross Internal Floor Area**  
138.6 sq m / 1492 sq ft



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

Outside, the well-maintained garden is a haven for the avid gardener, featuring a plethora of mature shrubs and plants that add colour and texture throughout the year. There is also a lovely patio area, perfect for enjoying the warmer weather with outdoor seating. A small storage shed offers additional space for tools and equipment, while the fantastic original flint wall lined driveway offers exceptional off-road parking providing ample room for multiple vehicles.This outdoor space complements the home beautifully, providing both practicality and a peaceful retreat.

## 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 F

### EPC Rating

E

### Directions

Postcode: GU1 2BG

What3words: ///deputy.fear.behind

### Viewings

Viewing is strictly by appointment through Knight Frank.







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

<b>James Ackerley</b>	<b>Tim Chapman</b>
01483 617920	01483 963880
<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)**

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