

# Burwood Cottages

Guildford, Surrey







# A charming two bedroom cottage with far reaching, spectacular views over Pewley Downs and just over one mile from Guildfords upper High Street.

Guildford's Upper High Street 1.2 miles, London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford station 2.1 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 2.4 miles, A3 (Guildford southbound) 2.8 miles M25 (Junction 10) 8.9 miles, Heathrow Airport 24.1 miles, Gatwick Airport 23.8 miles, Central London 32.2 miles  
(All distances and times are approximate)

  
2

  
1

  
2

## Summary of accommodation

Ground Floor: Living room | Dining room | Kitchen | Bathroom

First Floor: Two double bedrooms

Garden and Grounds: An attractive rear garden and terrace | Driveway parking




# Situation

Two Burwood Cottages, situated on the edge of the Pewley Downs, offers the best of both town and country living with a direct footpath on the doorstep of the property leading to the town as well as spectacular views over open fields.

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.



# Burwood Cottage

Set in a desirable position along One Tree Hill Road, this well-proportioned two-bedroom home presents a thoughtfully arranged layout over two floors. The accommodation offers a practical yet inviting living environment, ideal for those seeking a comfortable and manageable home in a peaceful setting.

The ground floor flows from a welcoming entrance into a spacious living room, ideal for everyday living and entertaining. To the rear, a separate dining room provides a natural space for hosting or informal meals, with direct access to the kitchen. The kitchen is neatly positioned at the rear of the house and benefits from a convenient connection to the dining area, while a family bathroom is discreetly located just off the dining room.

Upstairs, there are two generous double bedrooms, each accessed from a central landing. The layout provides good separation between living and sleeping spaces, with each bedroom enjoying a pleasant sense of proportion and natural light.









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.



# Property Information

Services

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

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band F

EPC Rating

D

Directions

Postcode: GU4 8PJ

What3words: ///beats.float.slope

Viewing

Viewing is strictly by appointment through Knight Frank.







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