

# Pewley Bank

Guildford, Surrey

FIVE

CAMELOT











# A five bedroom detached residence with breathtaking views over Guildford and just 0.4 miles from the High Street

Guildford High Street 0.4 miles, London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo)

Guildford station 0.9 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 1.5 miles, A3 (Guildford southbound) 2.1 miles

M25 (Junction 10) 8.8 miles, Heathrow Airport 22.6 miles, Gatwick Airport 27.4 miles, Central London 31.4 miles

(All distances and times are approximate)



5



2



2

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## Summary of accommodation

**Ground Floor:** Kitchen | Drawing room | Dining room | Garage | Utility room

**First Floor:** Principal bedroom with en suite | Bedroom with shower and sink | Three further bedrooms | Washroom

**Gardens and Grounds:** Fabulous tiered garden

## 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.

## Pewley Bank

No. 5 Pewley Bank is a beautifully appointed and generously proportioned detached residence, offering exceptional family accommodation across two thoughtfully designed floors. Upon entering the property, a spacious hallway provides access to the principal reception areas, including a formal dining room that is perfect for hosting guests or family gatherings. The sitting room is a particularly impressive space, featuring large windows that allow natural light to pour in, creating a warm and inviting atmosphere. To the rear of the house, the expansive kitchen is fitted with high-quality units and integrated appliances, offering ample space for both everyday living and entertaining. A separate utility room provides additional functionality, discreetly housing laundry facilities and storage.











Upstairs, the first floor is arranged around a central landing, leading to five well-proportioned bedrooms. The principal bedroom enjoys a private and peaceful aspect along with a spacious en suite bathroom, designed to a high standard.

One of the additional bedrooms features its own shower, offering flexibility for guests or older children seeking greater independence. The remaining three bedrooms are all generous in size and served by a contemporary family washroom.

This exceptional property combines elegant and flexible living spaces with practical modern amenities, making it an ideal long-term home for a growing family, all within easy reach of Guildford's excellent schools, transport links, and countryside walks.



## BEDROOMS & BATHROOMS





# FLOOR PLAN

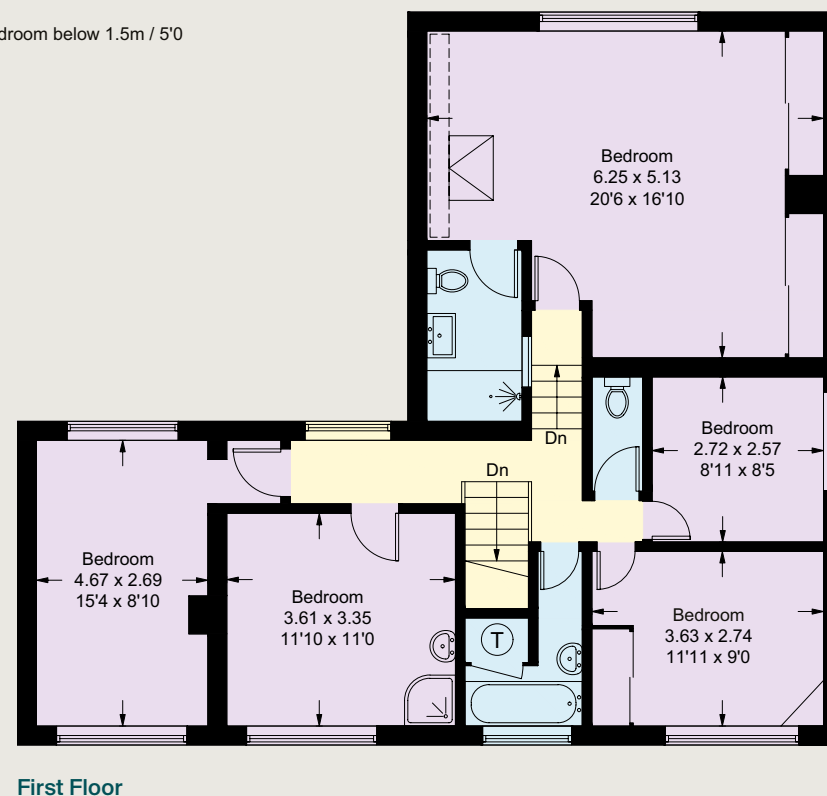
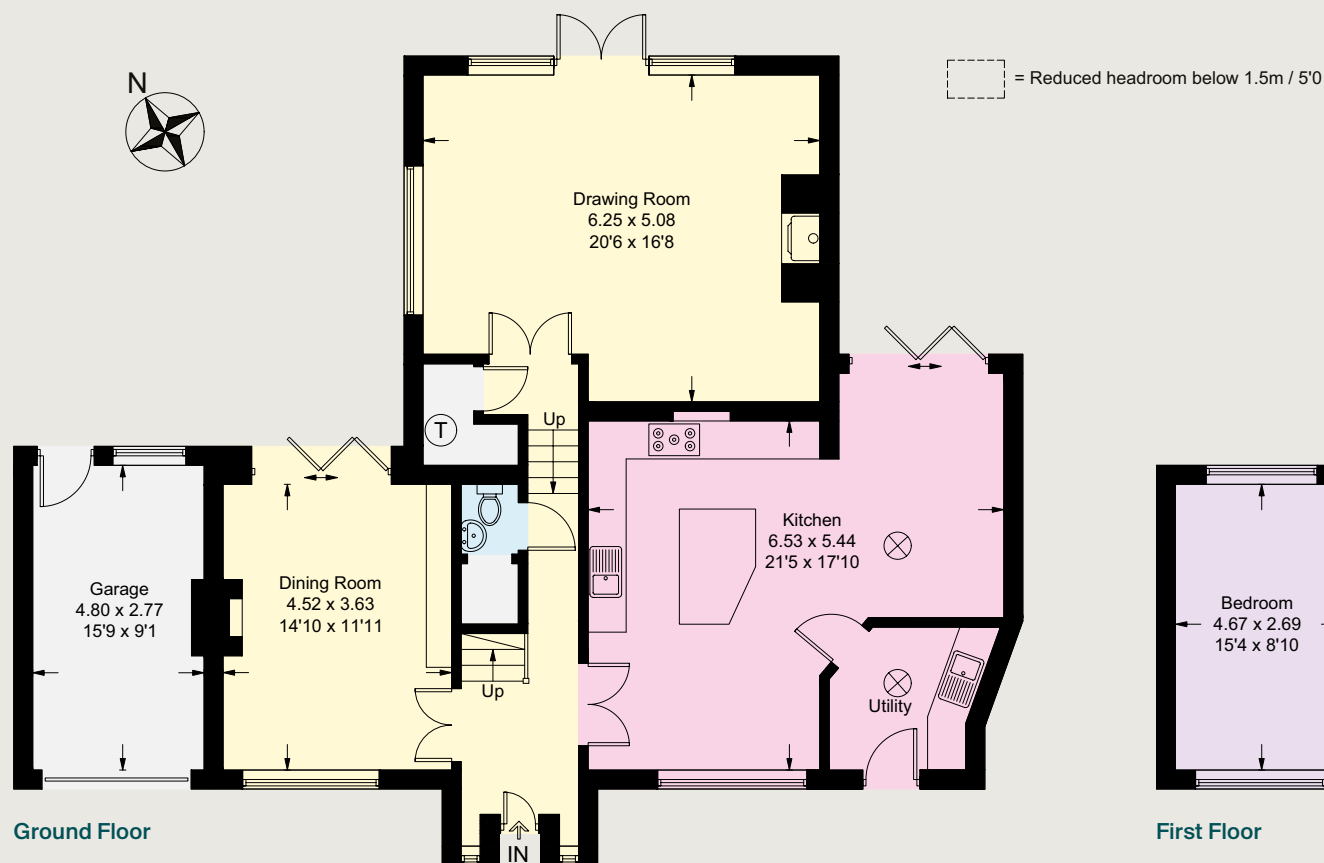
## Approximate Gross Internal Floor Area

198.6 sq m / 2138 sq ft

Garage = 13.1 sq m / 141 sq ft

Total = 211.7 sq m / 2279 sq ft

- 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

This stunning tiered garden offers beautifully landscaped levels designed to maximise both beauty and function, each tier provides a unique vantage point with breathtaking views of Guildford—perfect for entertaining or peaceful relaxation. A true outdoor sanctuary that enhances the charm and value of the property.

## Property Information

### Services

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

### Tenure

Freehold

### Local Authority

Guildford Borough Council

### Council Tax

Band G

### EPC Rating

D

### Directions

Postcode: GU1 3PU

What3words: ///wash.scans.offer

### Viewings

Viewing is strictly by appointment through Knight Frank.











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