

Coplestone Chase

Guildford, Surrey





An exceptional four bedroom townhouse located under a mile from Guildford’s Upper High Street

Guildford’s Upper High Street 0.9 miles, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo)
Guildford station 1.9 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 1.9 miles, A3 (Guildford southbound) 2.6 miles
M25 (Junction 10) 8.5 miles, Heathrow Airport 20.7 miles, Gatwick Airport 23.5 miles, Central London 31.1 miles
(All distances and times are approximate)

		
4	2	2

Summary of accommodation

Ground Floor: Entrance hall | Open plan kitchen/dining/living room | Drawing room | Cloakroom

First Floor: Principal bedroom with dressing room and en suite | Guest bedroom and en suite | Laundry room


Second Floor: Two further double bedrooms | Family bathroom

Gardens and Grounds: Driveway parking | Two separate terraces for entertaining
Beautifully landscaped garden | Summerhouse/home office

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.

Coplestone Chase

Situated in a sought-after residential enclave, 5 Coplestone Chase is a beautifully presented four-bedroom townhouse offering 2,238 sq ft of versatile living space. Built in 2016 by the renowned Shanly Homes, this property seamlessly combines modern design with practical family living.

Upon entering, a spacious hallway leads to a sophisticated living room featuring a charming bay window adorned with plantation shutters, creating an inviting ambiance for relaxation and entertaining. To the rear, the heart of the home unfolds—a striking kitchen/breakfast room equipped with sleek contemporary units, integrated appliances, and a feature roof lantern. Full-width bi-fold doors open directly onto the rear garden, fostering a seamless indoor-outdoor lifestyle.

The first floor hosts a luxurious principal bedroom suite, complete with a well-appointed en suite bathroom featuring twin sinks and a bespoke dressing area with fitted wardrobes. A second double bedroom on this level also benefits from its own en suite shower room, providing excellent guest accommodation.

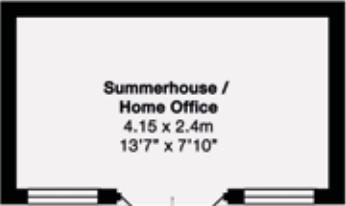
The top floor comprises two further double bedrooms and a stylish family bathroom, offering flexible options for children, guests, or a home office setup.







Approximate Gross Internal Floor Area
207.9 sq m / 2238 sq ft
Summerhouse /Home Office 8.92 sq m / 96 sq ft
Total: 216.82 sq m / 2334 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.

Outside

The private rear garden boasts a sunlit paved terrace—ideal for al fresco dining and summer gatherings. A standout feature is the detached outhouse, fully equipped with electricity, high-speed internet, and CCTV capabilities. Ideal as a home office, creative studio or secure storage, this versatile space adds significant value and functionality.

To the front, a private driveway provides off-street parking for two vehicles with availability for an electric wall charger.



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
B

Directions
Postcode: GU1 2JW
What3words: ///brains.beside.ramp

Viewings
Viewing is strictly by appointment through Knight Frank.



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

James Ackerley	Tim Chapman
01483 617920	01483 963880
james.ackerley@knightfrank.com	tim.chapman@knightfrank.com

knightfrank.co.uk

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated June 2025. Photographs and videos dated June 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com