



HAWKSVIEW, 5 FAIRWAY

Guildford, Surrey



# THE MOST ATTRACTIVE PICTURESQUE DETACHED FAMILY HOME

Set stunning gardens of one of Guildford's most coveted private roads.

## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Dining room | Kitchen/breakfast room & larder | Orangery/garden room | Library/play room/study | Cloakroom

**First Floor:** Principal bedroom with en suite | Three further bedrooms (one with a private roof terrace) | Family bathroom and separate WC

**Second Floor:** Fifth bedroom | Significant loft storage (ideal for further conversion subject to the necessary planning consents)

**Garden and Grounds:** Gravel driveway | Detached double garage | Spectacular wrap-around gardens | Various storage sheds | Summerhouse

**In all about 0.365 acres**

**Distances:** Guildford's Upper High Street 1.8 miles, London Road Station, Guildford 1.8 miles (from 47 minutes to London Waterloo)

Guildford station 2.7 miles (from 34 minutes to London Waterloo), A3 (Burpham) 2.3 miles, M25 (Junction 10) 8.4 miles

Heathrow Airport 23.5 miles, Central London 31.7 miles, Gatwick Airport 33.4 miles

(All distances and times are approximate)



## SITUATION

Hawksview is situated in Fairway, arguably one of Guildford's best private and prestigious residential roads. Ideally situated a short distance from the local shops in Merrow with a M&S petrol station and food store, newsagents & grocery, boots pharmacy and coffee shop. In addition, there is a bus route into Guildford Town Centre, where the mainline train station takes you to London Waterloo in 32 minutes. One of the many bonuses of living in Fairway is the footpath at the top of the road, which leads straight to the Merrow Downs and Guildford Golf Course.

Just 1.8 miles away is main town Guildford, surrounded on three sides by the Surrey Hills, an 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.

## THE PROPERTY

Situated on the outskirts of Guildford in Merrow is this charming, detached family home on Fairway offering a substantial 3,503 sq ft of versatile and flexible living space, complemented by a 242 sq ft detached double garage. Spanning three floors, the property features five well-proportioned bedrooms and two bathrooms, making it ideal for larger families or those seeking ample space. The property benefits from significant potential to renovate and extend subject to the usual planning permissions.

The ground floor features a spacious kitchen with direct access to a breakfast room, perfect for casual dining. The drawing room and dining room offer two formal rooms ideal for entertaining, while the orangery/garden room offers a more relaxed ambiance in the peaceful garden setting. The library provides a cosy retreat for book lovers or can serve as a further reception space/play room. This space alongside an additional home office was used as a former surgery and waiting room accessed via a side door direct from the driveway.



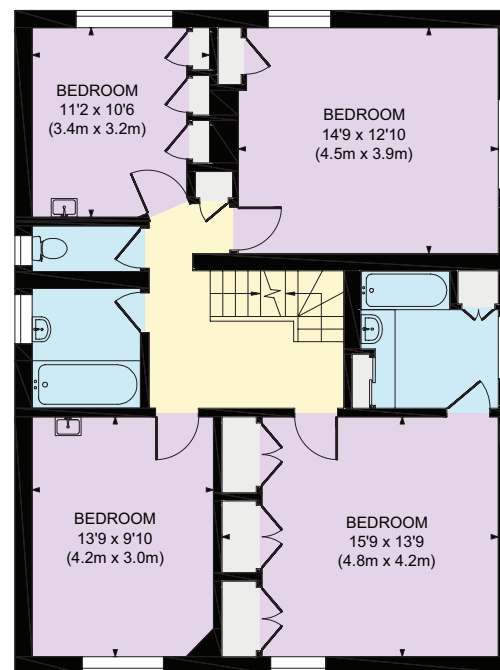




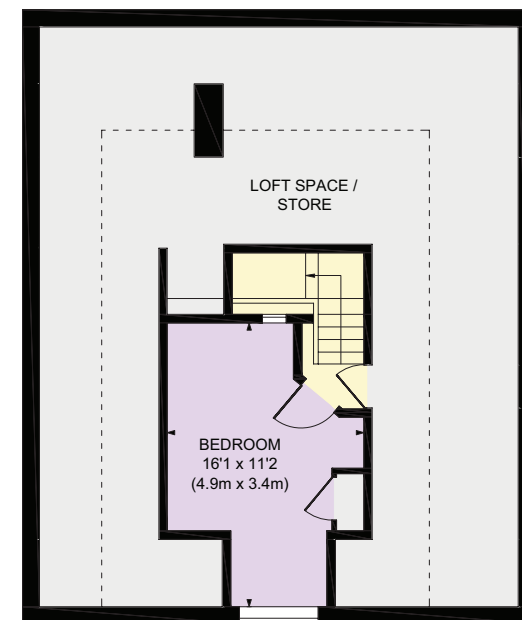
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Ground Floor**



**First Floor**



**Second Floor**

Approximate Gross Internal Area = Main House: 3503 sq ft / 325.41 sq m  
 Garage: 242 sq ft / 22.46 sq m  
 Total: 3745 sq ft / 347.87 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



The first and second floors feature five well-proportioned bedrooms, including a spacious principal suite with its own en suite bathroom. One of the bedrooms benefits from a private southwest-facing roof terrace adding a charming touch.

A family bathroom serves the remaining bedrooms, while the second floor loft space provides valuable additional storage, enhancing the home's generous layout.







# GARDENS & GROUNDS

The beautiful landscaped gardens are a particularly fine feature of this picturesque property. The wrap-around garden offers an abundance of lush green space and well-defined dining areas. Thoughtfully designed for both relaxation and entertaining, it provides a seamless extension of the home's living space. The detached double garage ensures ample parking and additional storage solutions, enhancing both convenience and functionality. Just 300m away at the end of Fairway is a direct footpath to the Merrow Downs and Guildford Golf Club.

## 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 H

**EPC Rating:** D

**Directions**

**Postcode:** GU1 2XG

**What3Words:** ///trips.burst.prom

**Viewings:** Viewing is strictly by appointment through Knight Frank.







We would be delighted  
to tell you more.

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