



## RIDING HEIGHTS

Downside Road, Guildford, Surrey





# THE BEST OF BOTH TOWN AND COUNTRY

On the market for the first time in 51 years, is this detached home set in spectacular gardens of almost half an acre with picturesque panoramic views all while just over a mile from Guildford's Upper High Street.

Offering significant potential to either rebuild or considerably extend and renovate subject to the usual planning consents, in a peaceful no through road, on the foot of the Merrow Downs.

## Summary of accommodation

**Ground Floor:** Reception hall | Dining room | Drawing room | Kitchen/breakfast room | Utility room | Greenhouse | Garage | Cloakroom

**First Floor:** Principal bedroom | Three further bedrooms | Family bathroom | Separate WC | Storage room

**Garden and Grounds:** Sweeping landscaped gardens | Patio terrace perfect for entertaining | Caged vegetable garden  
Ample parking available on the in and out driveway

**In all about 0.43 acres**

**Distances:** Guildford's Upper High Street 1.2 miles, London Road Station

Guildford 1.3 miles (from 47 minutes to London Waterloo), Guildford station 2.2 miles (from 34 minutes to London Waterloo)

A3 (Guildford northbound) 3.0 miles, A3 (Guildford southbound) 3.1 miles, M25 (Junction 10) 9.5 miles

Heathrow Airport 27.1 miles, Gatwick Airport 24.8 miles, Central London 29 miles

(All distances and times are approximate)



# 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.

# DOWNSIDE ROAD

Set within a beautifully mature plot of nearly half an acre, 23 Downside Road presents a rare opportunity to own a substantial detached home with panoramic views stretching from Woking to the London skyline. Tucked away in a peaceful position on the fringes of Guildford, the property backs directly onto Merrow Downs and Guildford Golf Club, placing open countryside and woodland walks quite literally at your back gate.







This detached four bedroom family home offers over 2,400 sq ft of internal space and sits comfortably within its generous grounds, with expansive gardens unfolding to the rear. The house itself is well-laid-out, with a flexible arrangement that suits both day-to-day living and entertaining. The ground floor is anchored by a large, dual-aspect sitting room that extends across the rear of the house, framing picture perfect garden views and panoramic views beyond. At the front, a spacious dining room mirrors the generous proportions and leads into a separate kitchen/breakfast room with adjoining utility area and greenhouse access—ideal for those with an interest in gardening or outdoor living.

Upstairs, four bedrooms are arranged around a central landing, with the principal bedroom enjoying a wide outlook across the rear garden and beyond. The views from the upper level are among the home's most striking features, offering an uninterrupted sweep across the Surrey Hills, and towards the London skyline on a clear day.





Downside Road itself is a quiet residential address within easy reach of Guildford High Street, both of its train station, with direct access to London Waterloo and several highly regarded schools. For those seeking countryside living without compromising on easy access to a vibrant commuter town, 23 Downside Road combines the best of both—expansive views, direct access to nature, and the convenience of town just minutes away.

## GARDEN AND GROUNDS

The garden is a true highlight of this spectacular and rare opportunity — broad, private, and gently sloping, it creates a natural buffer between the house and the landscape beyond. Mature trees, lawned areas and deep borders offer both space and seclusion, while the backdrop of the Merrow Downs delivers a rare sense of openness for a property this close to town.

## PROPERTY INFORMATION

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

**Local Authority:** Guildford Borough Council

**EPC Rating:** D

**Council Tax:** Band H

**Tenure:** Freehold

**Directions**

**Postcode:** GU4 8PH

**what3words:** ///edgy.shelf.vibrates

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





Reception

Bedroom

Bathroom

Kitchen/Utility

Storage

Outside

= Reduced headroom below 1.5m / 5'0

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**Ground Floor**

Drawing Room  
6.28 x 4.45  
20'7 x 14'7

Reception Hall  
4.69 x 2.94  
15'5 x 9'8

Kitchen / Breakfast Room  
3.85 x 3.83  
12'8 x 12'7

Utility  
3.83 x 2.00  
12'7 x 6'7

Greenhouse  
3.77 x 1.75  
12'4 x 5'9

Dining Room  
4.95 x 4.27  
16'3 x 14'0

Garage  
4.86 x 2.77  
15'11 x 9'1

Up

IN

**First Floor**

Bedroom  
5.68 x 4.44  
18'8 x 14'7

Bedroom  
2.96 x 2.74  
9'9 x 9'0

Bedroom  
4.98 x 4.26  
16'4 x 14'0

Store  
4.86 x 2.09  
15'11 x 6'10

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Approximate Gross Internal Area = 210.9 sq m / 2270 sq ft  
Garage = 14.4 sq m / 155 sq ft  
Total = 225.3 sq m / 2425 sq ft

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.

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