

Eaglehurst, Abbotswood

Guildford, Surrey





An imposing detached period residence built in 1923 set in the heart of Guildford’s most highly regarded private estates.

Guildford’s Upper High Street 1.4 miles, London Road Station, Guildford 1.3 miles (from 47 minutes to London Waterloo)

Guildford station 2.2 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.2 miles, A3 (Guildford southbound) 2 miles

M25 (Junction 10) 7.2 miles, Heathrow Airport 22.4 miles, Gatwick Airport 25.4 miles, Central London 30.3 miles

(All distances and times are approximate)



5



3



5

Summary of accommodation

Ground Floor: Minstrels gallery receptional hall | Formal drawing room | Formal dining room | Family room | Kitchen/breakfast room
Orangery | Utility | Cloakroom

First Floor: Principal bedroom | Three further bedrooms | Family bathroom | Shower room

Annexe: Kitchenette | Living room | Bedroom with en suite | Access to roof with spectacular views


Garden and Grounds: Large driveway with parking for several vehicles | Detached double garage
Landscaped rear garden with a expansive paved terrace for entertaining | Private woodland area beyond formal gardens


In all about 0.436 acres

Situation

Abbotswood is one of the most sought-after addresses in Guildford having the benefit of Guildford town centre at close hand as well as excellent communications via the nearby A3. A short walk from the property is the Spectrum Leisure Centre with its indoor ice skating rink, bowling alley, squash courts, gym and indoor swimming pool. The green open spaces of Stoke Park are opposite the leisure centre and Guildford High Street is within 1.25 miles from the house with its extensive range of shopping and leisure facilities. For the commuter, the mainline station offers a fast service to London Waterloo taking approximately 35 minutes whilst access to the A3 at Burpham provides a fast road link to London, the airports and the South Coast.

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.



History

The land for Eaglehurst was sold in 1922 with build completion in 1923 in the Edwardian style. Many of the original character features remain including the original fireplaces, original tiling in the bathrooms, triangular sharpened 'oriel' windows, and the doors with their ornate brass finger plates and handles. The gardens used to have an attractive pergola, and its tennis court as show below with the roof viewing platform also clearly visible.



Eaglehurst

Nestled within the esteemed Abbotswood enclave of Guildford, this exceptional Edwardian-style detached residence epitomizes refined family living.

Meticulously maintained, yet retaining many of its original features, the property seamlessly blends timeless architectural elegance with contemporary comforts, offering versatile accommodation across three well-appointed floors.





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.

Upon entering, a grand ‘minstrels gallery’ reception hall sets an inviting tone, leading to a series of elegantly proportioned reception rooms. The formal dining room and spacious sitting room, both graced with expansive bay windows, exude an abundance of natural light, creating an atmosphere of warmth and sophistication.

At the heart of the home lies the bespoke kitchen and breakfast room, thoughtfully designed to cater to both intimate family meals and larger gatherings. Adjacent, a practical utility room enhances functionality. The family room transitions effortlessly into a charming orangery, presenting panoramic views of the meticulously landscaped gardens—an idyllic setting for relaxation throughout the seasons.

The first floor accommodates four generously sized bedrooms, each radiating individual charm and character. The principal suite offers a serene retreat, while the additional bedrooms provide flexible space for family, guests, or a dedicated home office. A well-appointed family bathroom and an additional shower room ensure convenience and comfort.

Ascending to the top floor reveals a versatile second living area, ideal as a media room, studio, or private sanctuary. This level also features an additional bedroom and ample storage, catering to a variety of lifestyle needs. Access to the roof from here is possible via a further staircase. This was once topped by a viewing platform giving a panorama across the Wey Valley, which has since been removed but evidence of the posts still remain.





Garden and grounds

Outside, the property includes a detached garage and private driveway with ample parking. The gardens are a particularly fine feature of this impressive residence. The landscaped gardens surrounding the home are mature and well-maintained, offering a tranquil haven for outdoor entertaining or family recreation on the significant rear terrace that spans the width of the property.







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 1UZ

What3words: ///barks.clock.front

Viewing

Viewing is strictly by appointment through Knight Frank.



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