

# Abbot Road

Guildford, Surrey







# A detached four bedroom home set on a highly sought-after road with panoramic views over Guildford

Guildford High Street 0.4 miles, London Road Station, Guildford 0.9 miles (from 47 minutes to London Waterloo), Guildford station 1 mile (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 9.1 miles, Gatwick Airport 23.3 miles  
Heathrow Airport 24.2 miles, Central London 32.3 miles  
(All distances and times are approximate)

  
4

  
2

  
2

## Summary of accommodation

**Ground Floor:** Kitchen | Dining room | Drawing room | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite | Two further bedrooms | Family bathroom

**Second Floor:** Bedroom | Loft storage


**Gardens and Grounds:** Beautiful raised terrace enjoying spectacular townscape views | Terraced garden  
Driveway parking | Detached garage



# 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.



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Upon entering, the hallway opens into an impressive dual-aspect living/dining room that flows seamlessly into the heart of the home—a bright and expansive kitchen with breakfast area. The kitchen features extensive cabinetry, ample worktop space, and direct access to the garden, ideal for entertaining. There is also a separate formal dining room for more intimate gatherings, as well as a cloakroom and utility area completing the ground floor.

The principal bedroom suite spans the depth of the house and offers ample fitted storage and a luxurious en suite bathroom. Two further generous double bedrooms and a family bathroom are located on this floor, making it perfect for a growing family.

The top floor houses a further double bedroom with access to loft storage, ideal as a guest suite, teenage retreat, or home office.



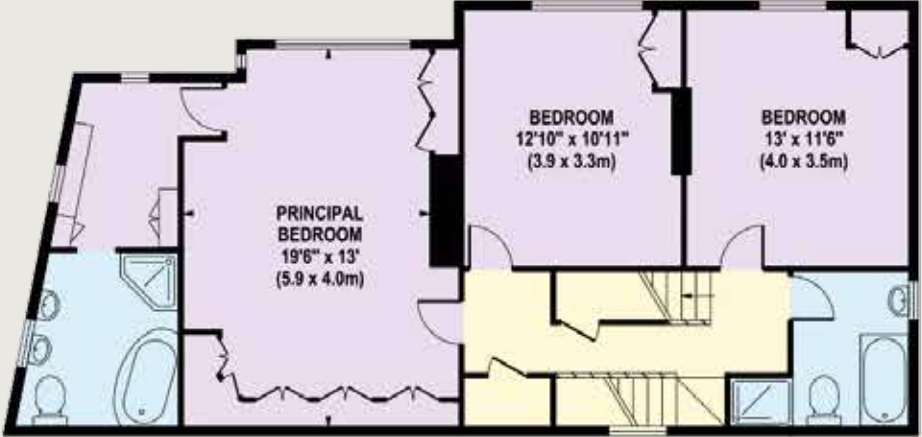








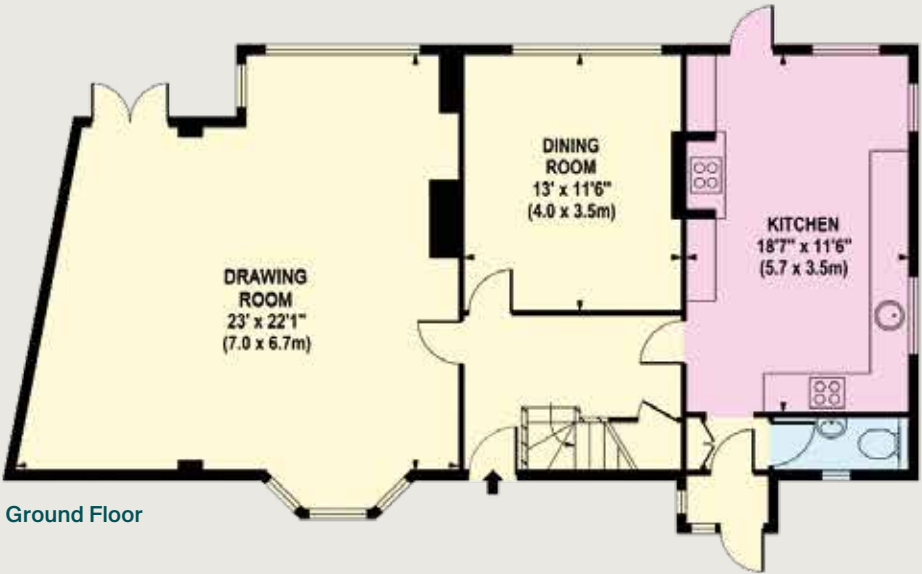
Approximate Gross Internal Floor Area  
House: 2218 sq ft / 206 sq m  
Garage: 198 sq ft / 18 sq m  
Total: 2416 sq ft / 224 sq m



First Floor



Second Floor



Ground Floor



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

To the front, the property benefits from off-street parking and a detached garage. The rear garden provides a peaceful and private space, perfect for outdoor dining, play, or relaxation while enjoying spectacular westerly views.



# 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

D

## Directions

Postcode: GU1 3TA

What3words: ///aura.unity.take

## Viewings

Viewing is strictly by appointment through Knight Frank.





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

<b>James Ackerley</b>	<b>Tim Chapman</b>
01483 617920	01483 963880
<a href="mailto:james.ackerley@knightfrank.com">james.ackerley@knightfrank.com</a>	<a href="mailto:tim.chapman@knightfrank.com">tim.chapman@knightfrank.com</a>

**[knightfrank.co.uk](https://www.knightfrank.co.uk)**

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