



BREEZES

One Tree Hill Road, Guildford, Surrey





AN OUTSTANDING FAMILY HOME, SET ON ONE GUILDFORD'S MOST COVETED ROADS

Summary of accommodation

Ground Floor: Drawing room/dining room | Kitchen | Dining room | Family room | Garden room | Utility room | Cloakroom

First Floor: Principal bedroom with en suite | Bedroom with en suite | Three additional bedrooms | Family bathroom

Garden and Grounds: Integral Garage | Three sheds | Summerhouse

In all approximately 0.31 acres

Distances: Guildford's Upper High Street 1.1 miles, London Road Station

Guildford 1.1 miles (from 47 minutes to London Waterloo), Guildford station 2 miles (from 34 minutes to London Waterloo)

A3 (Guildford northbound) 2.1 miles, A3 (Guildford southbound) 2.8 miles, M25 (Junction 10) 8.8 miles, Heathrow Airport 23.9 miles

Gatwick Airport 23.9 miles, Central London 30.9 miles

(All distances and times are approximate)

SITUATION

Set within a beautifully mature gardens of approximately one third of an acre, Breezes presents a rare opportunity to own a substantial detached home on the edge of Guildford.

Tucked away in a peaceful position just over one mile from Guildford High Street, the property sits only 125m away from the Merrow Downs where Guildford Golf Club is a short stroll across the common, placing open countryside and woodland walks quite literally on your doorstep.

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..

THE PROPERTY

Occupying an enviable position on one of Guildford's premier residential roads, Breezes is a distinguished 1920s family home of notable character and scale, offering over 2,500 sq ft of beautifully arranged accommodation with far-reaching views over the Surrey Hills Area of Outstanding Natural Beauty.









Approached via a private driveway and set well back from the road behind landscaped gardens, the property enjoys a discreet and tranquil setting moments from Newlands Corner and the North Downs. With direct access to some of Surrey's most picturesque countryside, the location is as compelling as the home itself.

Internally, Breezes offers a flexible and well-balanced configuration ideally suited to modern family life. Of particular note are the four generous reception rooms, each offering distinct appeal. The formal sitting room and welcoming family room both enjoy attractive fireplaces and generous proportions, while the elegant dining room flows seamlessly into the superb garden room — a striking space with vaulted skylight, dual-aspect glazing, and bifold doors opening to the terrace and gardens beyond.

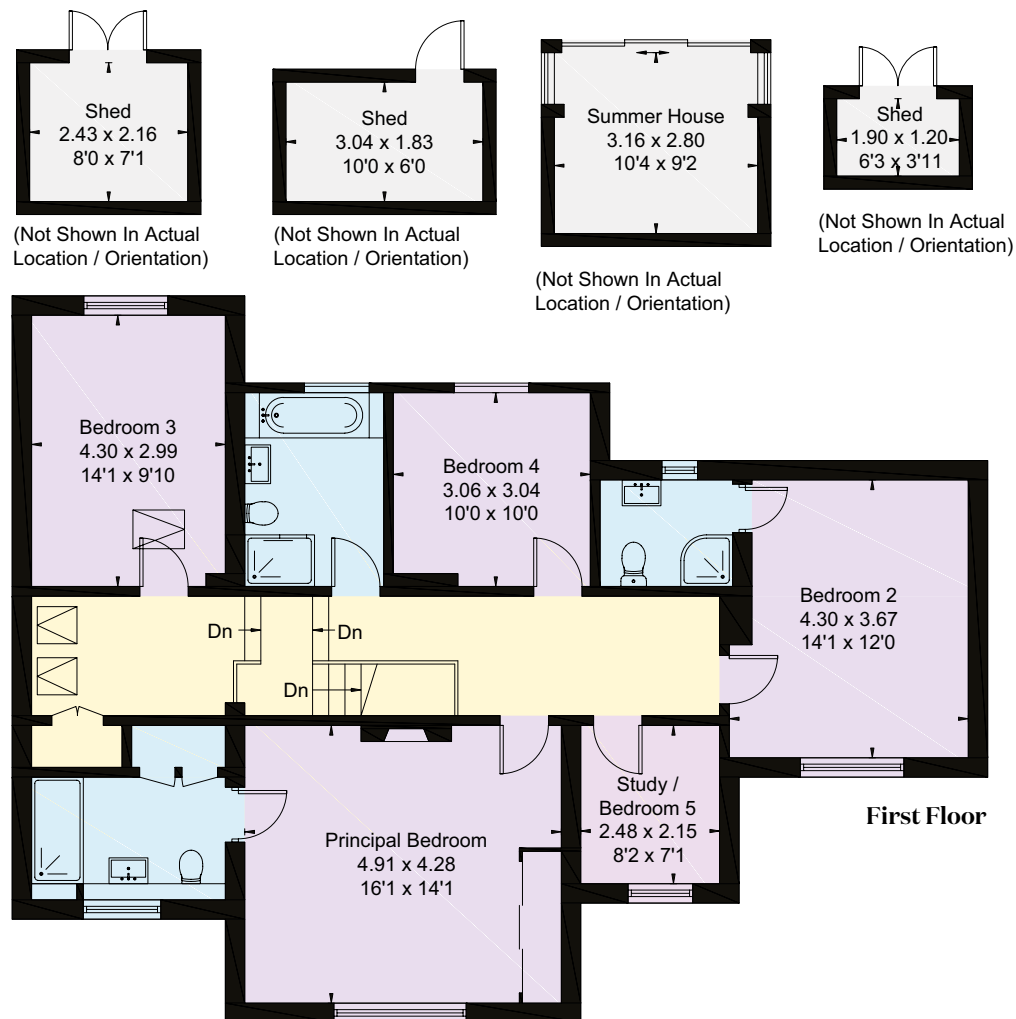
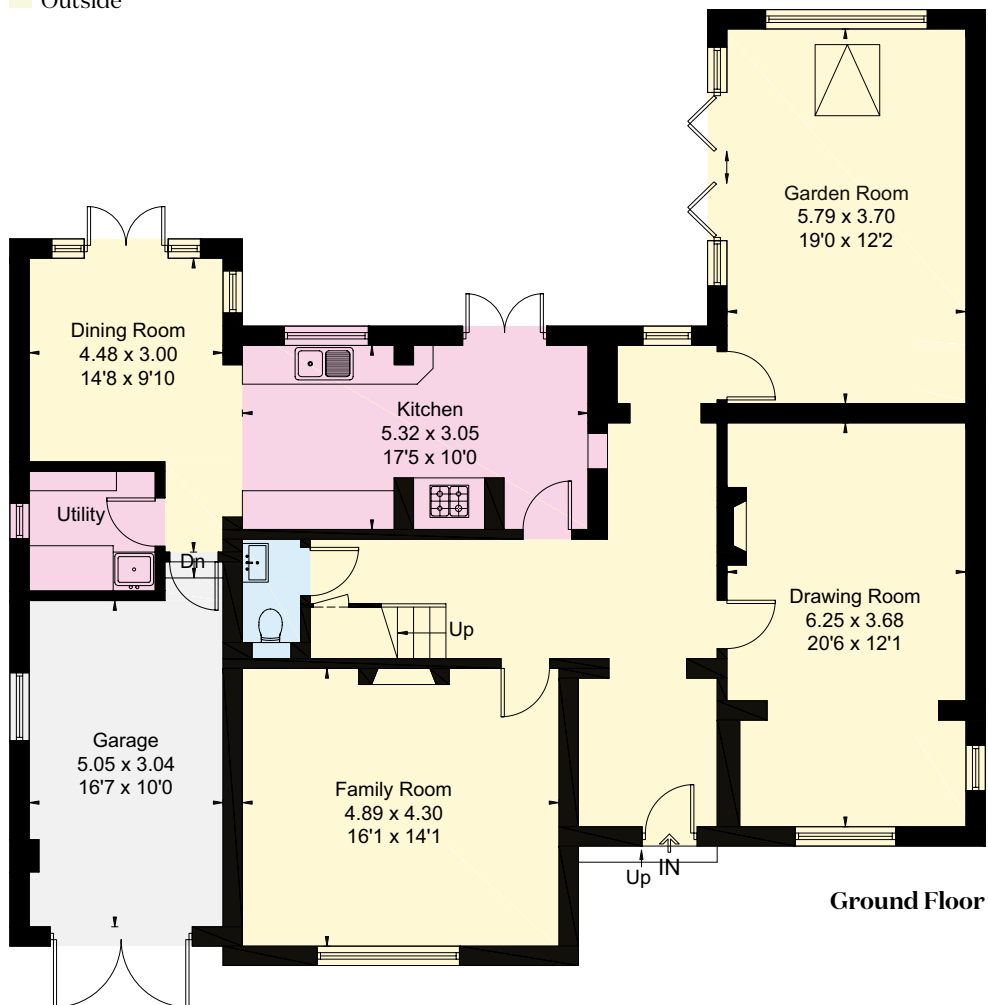
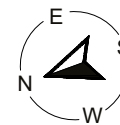
The traditionally styled kitchen, with adjacent utility room, opens into the dining area where French doors provide a connection to the outdoors, perfect for summer entertaining. A cloakroom and WC complete the ground floor.







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



Approximate Gross Internal Area = 2533 sq ft / 235.3 sq m

Garage = 171 sq ft / 15.9 sq m

Outbuildings = 95 sq ft / 8.8 sq m

Total = 2799 sq ft / 260 sq m (Excluding Sheds)

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.



Upstairs, a galleried landing with skylights provides access to four well-proportioned bedrooms, including the principal suite with far-reaching views to the front and a large en suite shower room. A further bedroom also benefits from an en suite, in addition to the family bathroom. The fifth bedroom is currently arranged as a study, offering flexibility for home working or guest accommodation.

GARDEN AND GROUNDS

Externally, the gardens are a particular feature — wonderfully private and bordered by mature specimen trees. A generous paved terrace leads via steps to an expanse of level lawn, culminating in a charming brick-built summer house — an ideal setting for al fresco dining and peaceful enjoyment of this idyllic setting. There are also three garden stores providing ample storage.









The gravelled driveway offers off-street parking for several vehicles and leads to an integral garage.

Set within the Green Belt and designated an Area of Great Landscape Value, One Tree Hill Road enjoys proximity to the villages of Albury and Shere, with the vibrant county town of Guildford just moments away. The surrounding countryside — including The Chantries, St Martha's Hill and Newlands Corner — is widely regarded as among Surrey's most scenic.

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

Council Tax: Band H

EPC Rating: D

Tenure: Freehold

Directions

Postcode: GU4 8PL

what3words: ///cities.ever.long

Viewings: Viewing is strictly by appointment through Knight Frank.

We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

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

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

knightfrank.co.uk

Your partners in property

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 July 2025. Photographs and videos dated July 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