



OLD HATCH

Broadwater Rise, Guildford, Surrey



CRAFTED EXCLUSIVELY, BUILT TO PERFECTION, UNRIVALLED QUALITY

Built to the highest of standards is this 'best in class' renovation under one mile from Guildford High Street

Summary of accommodation

Ground Floor: Impressive reception hall | Drawing room | Outstanding kitchen/breakfast/dining room | Cloakroom
Bedroom with en suite (offering flexible and versatile further accommodation)

First Floor: Principal bedroom with dressing area and en suite | Two further double bedrooms | Luxurious family bathroom

Garden and Grounds: Incredibly impressive and beautifully landscaped, private front and rear gardens | Electric gated entrance
Substantial block paved driveway | Limestone terraces perfect for entertaining | Level lawn | Garage

Further potential to extend subject to the necessary planning consents

In all about 0.206 acres

Distances: Guildford's Upper High Street 0.8 miles, London Road Station
Guildford 0.8 miles (from 47 minutes to London Waterloo), Guildford station 0.5 miles (from 32 minutes to London Waterloo)
A3 (Guildford northbound) 1.7 miles, A3 (Guildford southbound) 2.4 miles, M25 (Junction 10) 8.2 miles
Heathrow Airport 23.4 miles, Gatwick Airport 23.8 miles, Central London 31.1 miles
(All distances and times are approximate)

SITUATION

Old Hatch lies under a mile from central Guildford in a peaceful, tree-lined, no through road, just a stones thrown from the Merrow Downs and Guildford Golf Club.

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.



THE PROPERTY

Old Hatch is a truly exceptional detached family home, discreetly positioned on the highly coveted Broadwater Rise — a peaceful, tree-lined residential road within one of Guildford’s most prestigious and desirable addresses.

Having undergone an extensive and meticulous renovation, the property now offers approximately 2,062 sq ft of superbly crafted living space, arranged over two floors and set within beautifully landscaped gardens. A private garage and generous off-street parking further enhance the appeal of this outstanding residence.

Set behind imposing electric gates, approached via a smartly paved driveway framed by manicured planting, the house sits elegantly behind a landscaped front garden, offering an immediate sense of privacy and refinement. The exterior is further distinguished by traditional stone window mullions, adding character and timeless charm.

Once inside, the wide entrance hall sets a grand tone, leading to a spectacular open-plan kitchen and dining room — the true heart of the home. This voluminous space is flooded with natural light via overhead skylights and expansive glazed doors that open directly onto a south-facing rear terrace, perfect for seamless indoor-outdoor living and entertaining.

Every detail of the interior has been thoughtfully considered, with bespoke cabinetry, premium fittings, and exquisite parquet flooring lending a sense of timeless sophistication. The kitchen flows effortlessly into an expansive, dual-aspect living room, where full-height windows frame garden views and a handsome feature fireplace provides an elegant focal point — ideal for both relaxed family living and more formal entertaining.







To the front of the property, a versatile reception room offers potential use as a fourth bedroom, a refined home office, or an inviting snug. A well-appointed utility/boot room provides direct access to the garden and connects seamlessly to the integral garage. A guest cloakroom is also discreetly positioned off the main hallway.

The first floor features three generously proportioned double bedrooms, including a particularly spacious principal bedroom with its own distinguished en suite and dressing area. All bedrooms are served by a stylishly finished family bathroom, with the additional benefit of a separate shower room.







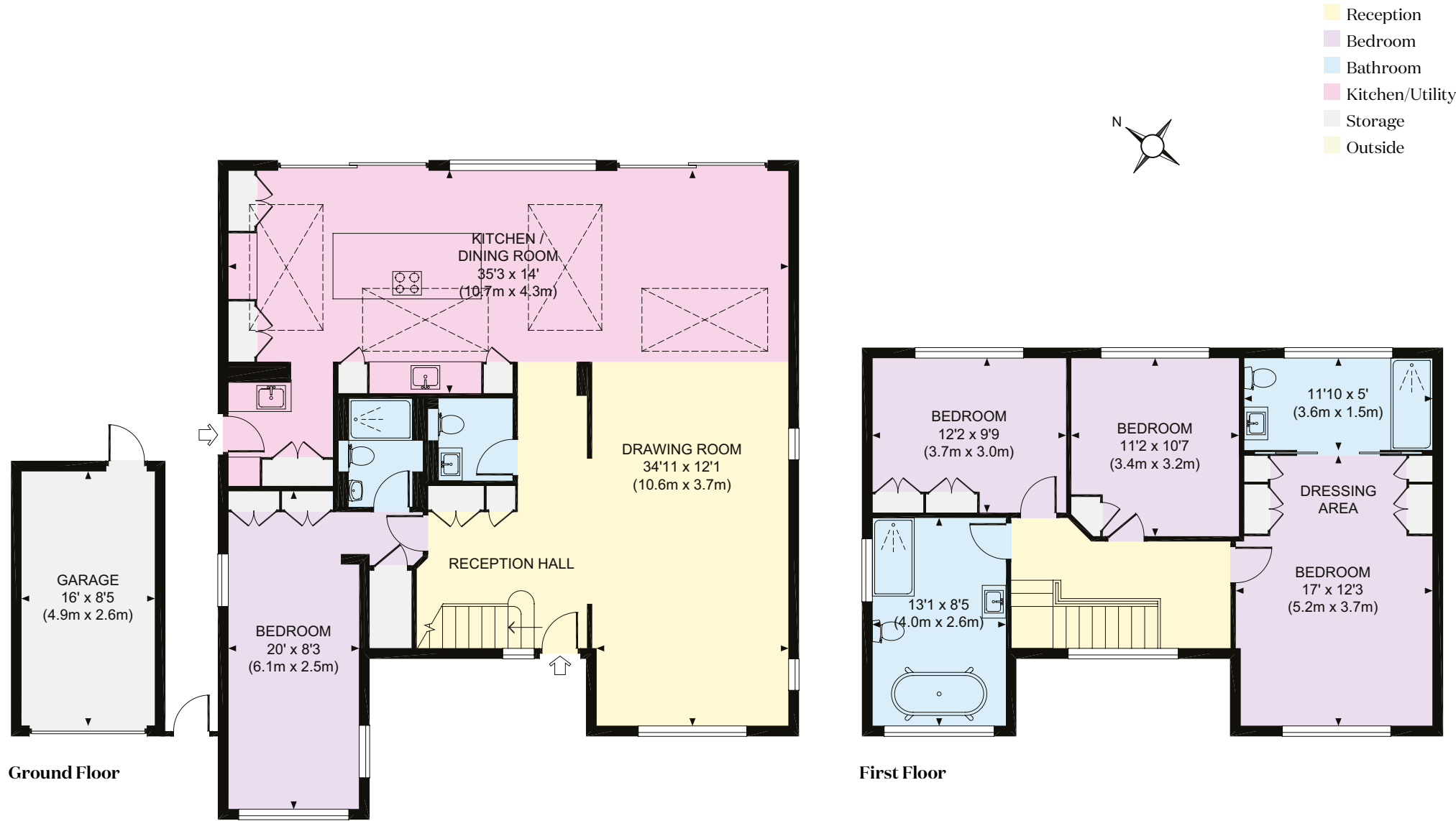
GARDENS AND GROUNDS

The rear garden is level, enclosed and well-maintained, with a paved limestone terrace and lawn bordered by mature planting. The front garden has been landscaped with lawned areas and shaped hedging, enhancing kerb appeal while offering privacy. The garage is attached and accessed from both the front driveway and internally via the utility room.

Broadwater Rise is a wide, tree-lined road located around one mile from Guildford's town centre and mainline train station, with regular services to London Waterloo. The property is well positioned for a range of local schools, including both state and independent options, and is close to open green spaces such as Stoke Park and Pewley Down.







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.



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 G

EPC Rating: C

Tenure: Freehold

Directions

Postcode: GU1 2LA

what3words: ///pass.beams.risen

Viewings: Viewing is strictly by appointment through Knight Frank.

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