

Burwood Cottages

Guildford, Surrey





A picturesque two bedroom cottage with far reaching views over Pewley Downs and just over one mile from Guildfords upper High Street.

London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford's Upper High Street 1.3 miles
Guildford station 2.1 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 2.4 miles, A3 (Guildford southbound) 2.8 miles
M25 (Junction 10) 8.9 miles, Heathrow Airport 24.1 miles, Gatwick Airport 23.8 miles, Central London 32.2 miles
(All distances and times are approximate)

		
2	2	4

Summary of accommodation

Ground Floor: Kitchen/dining room | Living room | Study | Utility | Cloakroom

First Floor: Two double bedrooms | Family bathroom

Outbuilding: Studio | Shower room | Wood store | Extra storage space

Garden and Grounds: Significant driveway parking | Workshop | Greenhouse | Beautifully landscaped gardens

Situation

One Burwood Cottages, situated on the edge of the Pewley Downs, offers the best of town and country living with a direct footpath on the doorstep of the property leading to the town.

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.



Burwood Cottages

Positioned along the peaceful and desirable One Tree Hill Road, 1 Burwood Cottages is a semi detached home offering a versatile layout, thoughtfully arranged over two floors. The accommodation is well-suited to both day-to-day living and entertaining, with clear separation between social and private spaces.

The ground floor centres around a generous kitchen/dining room, with ample space for cooking, dining, and gathering. A separate living room provides a cosy retreat, positioned at the front of the house and accessed via a welcoming entrance hallway. To the rear, a study offers a private space for home working or reading, with a shower room and utility located close by for convenience.

On the first floor, two well-proportioned bedrooms are set around a central landing, along with a spacious family bathroom. Both bedrooms benefit from pleasant outlooks and generous proportions, and the upstairs layout feels balanced and calm.





Outbuildings

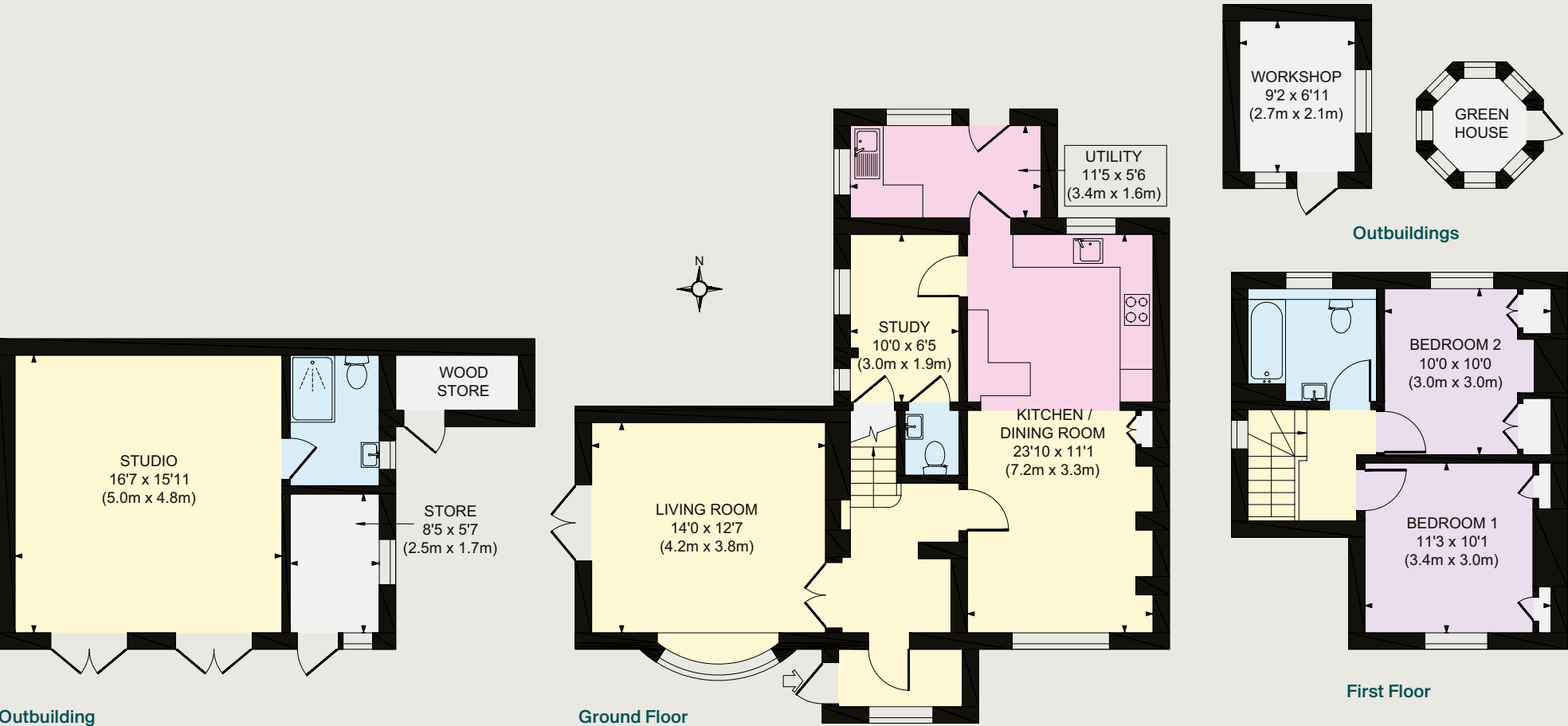
The property benefits from a significant range of outbuildings, enhancing its flexibility and appeal. A detached studio sits independently from the main house and includes its own shower room, making it ideal for use as a potential guest suite, garden office, or creative workspace.

In addition, there is a wood store, a separate lockable store, and a well-equipped workshop, all offering practical solutions for storage, hobbies, or small-scale projects. A traditional greenhouse is tucked away nearby, providing a useful addition for keen gardeners.



Approximate Gross Internal Floor Area
Main House 1075 sq. ft / 99.80 sq. m
Outbuildings 472 sq. ft / 43.90 sq. m
Total 1547 sq. ft / 143.70 sq. m

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



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

The cottage is set within mature and well-maintained grounds, offering a sense of privacy and connection to nature. The garden wraps around the house and outbuildings, with clearly defined zones for outdoor living, gardening, and leisure.

A patio area adjacent to the house provides an ideal space for outdoor dining, while the lawned areas and planting borders contribute to a relaxed, established feel. The layout encourages movement between indoor and outdoor spaces, making it easy to enjoy the garden throughout the seasons.



Property Information

Services

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

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band F

EPC Rating

D

Directions

Postcode: GU4 8PJ

What3words: ///crush.tanks.rainy

Viewing

Viewing is strictly by appointment through Knight Frank.



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