



WARREN ROAD

Guildford, Surrey





THE BEST OF BOTH TOWN AND COUNTRY

A truly rare and exceptional opportunity to redevelop or extend a detached home, set within nearly three-quarters of an acre of south-facing grounds with uninterrupted views over the Pewley Downs, and located just over half a mile from Guildford's Upper High Street.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen/breakfast room & pantry | Utility room | Cloakroom

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

Garden and grounds: Substantial driveway parking | Detached double garage
Spectacular sweeping gardens with scenic views | Wildflower meadow

In all about 0.65 acres

Distances

Guildfords Upper High Street 0.6 miles

Train stations: Guildford mainline station 1.6 miles (from 32 minutes to London)

London road station 0.6 miles (from 53 minutes to London)

Roads: A3 1.5 miles, M25 (Wisley Junction 10) 8.3 miles

Airports: London Heathrow 19.5 miles, London Gatwick 23.5 miles

(All distances and times are approximate)

SITUATION

Warren Road is an incredibly highly regarded location benefiting from proximity to Guildford's Town centre whilst also directly backing onto the Pewley meadows nature reserve blending the convenience of town living with the views of the country.

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.

Local 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.

Things to do in and around: 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

18 Warren Road is a truly exceptional opportunity — a detached family home set within a remarkable 0.65-acre plot in the heart of Guildford. Just over half a mile from the Upper High Street, it offers a rare blend of space, privacy, and convenience.

The existing property, with its generous proportions provides an excellent foundation. Yet its greatest attraction lies in the extraordinary scope it presents — whether through thoughtful renovation, striking extension, or complete redevelopment, this is the chance to create a residence of exceptional style and scale in one of Surrey's most desirable addresses.

Opportunities of this calibre are increasingly scarce. For those with imagination and ambition, 18 Warren Road is far more than a house — it is a rare canvas on which to shape a dream home, moments from Guildford's vibrant town centre.





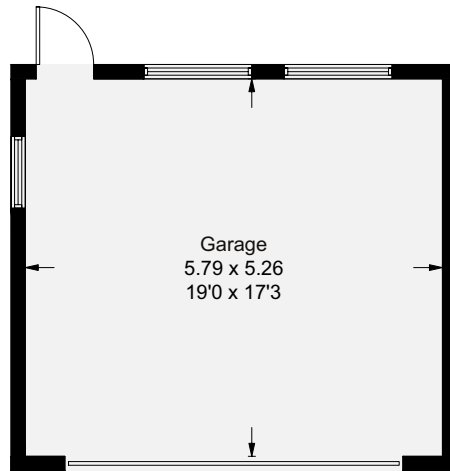
GARDEN AND GROUNDS

The gardens are where 18 Warren Road truly comes alive. Extending to approximately 0.65 acres, the plot offers an exceptional sense of space and seclusion, with sweeping lawns framed by mature trees and natural boundaries.

The sheer depth and width of the land set it apart, creating an unparalleled opportunity for both families seeking extensive outdoor space and buyers wishing to build a landmark home of stature and presence. From the rear, the views stretch gracefully across open countryside, bringing a touch of the rural idyll right to the doorstep of central Guildford. As well as the garden, a detached double garage and substantial driveway offer extensive parking to match the accommodation the house provides. This combination of scale, privacy, outlook and location that makes the property so alluring.



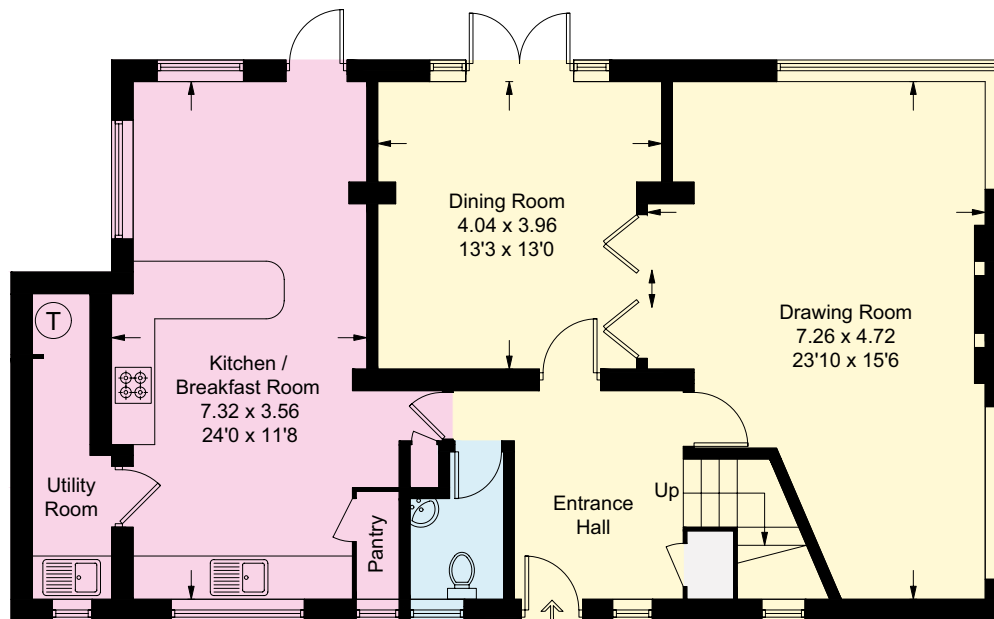




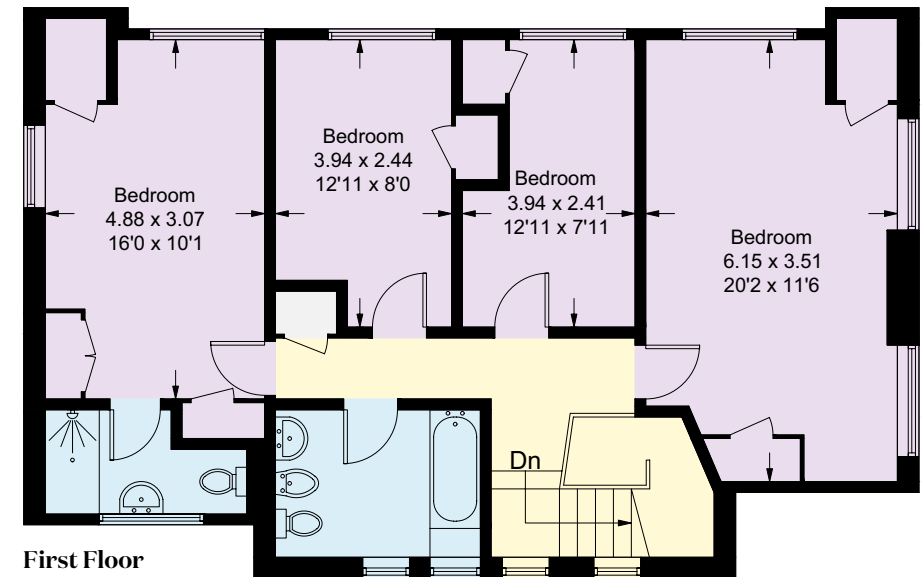
(Not Shown In Actual Location / Orientation)



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



Ground Floor



First Floor

Approximate Gross Internal Area = 174.2 sq m / 1875 sq ft
 Garage = 30.4 sq m / 327 sq ft
 Total = 204.6 sq m / 2202 sq ft

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

Tenure: Freehold

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: D

Directions

Postcode: GU1 2HB

What3words: ///smile.bath.price

Viewings: Viewing is strictly by appointment through Knight Frank.

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