

# BEECHFIELD

Guildford, Surrey



# WITHOUT DOUBT ONE OF THE MOST STUNNING UNINTERRUPTED SOUTH-FACING VIEWS

The rarest of opportunities to knock down and build a spectacular brand new home.

**Summary of current accommodation**

**Ground Floor:** Entrance hall | Kitchen | Four bedrooms | Family bathroom | Study | Boot room | Cloakroom

**Lower Ground Floor:** Living room | Plant room

**First Floor:** Bedrooms five and six

**Garden and Grounds:** South-facing garden | Generous roof terrace | Chalk quarry | Outdoor storage | Double garage

**Subject to the usual planning conditions:** a spectacular opportunity to build in one of the best positions on the edge of Guildford perfectly located just 1.5 miles from the high street offering all the convenience of town living, yet the idyllic feeling of being in the middle of the country

**Current total of accommodation:** 4662 sq ft

**In all about 1.24 acres**

**Distances:** Guildford's Upper High Street 1.5 miles, London Road Station, Guildford 1.7 miles (from 47 minutes to London Waterloo), Guildford station 2 miles (from 37 minutes to London Waterloo), A3 (northbound) 2.5 miles, A3 (southbound) 3.2 miles M25 (Junction 10) 9.2 miles, Heathrow Airport 22.4 miles, Gatwick Airport 25.2 miles, Central London 32.5 miles  
(All distances and times are approximate)

# 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, which look across the valley towards the property. 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:** Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine’s, Charterhouse, Aldro.

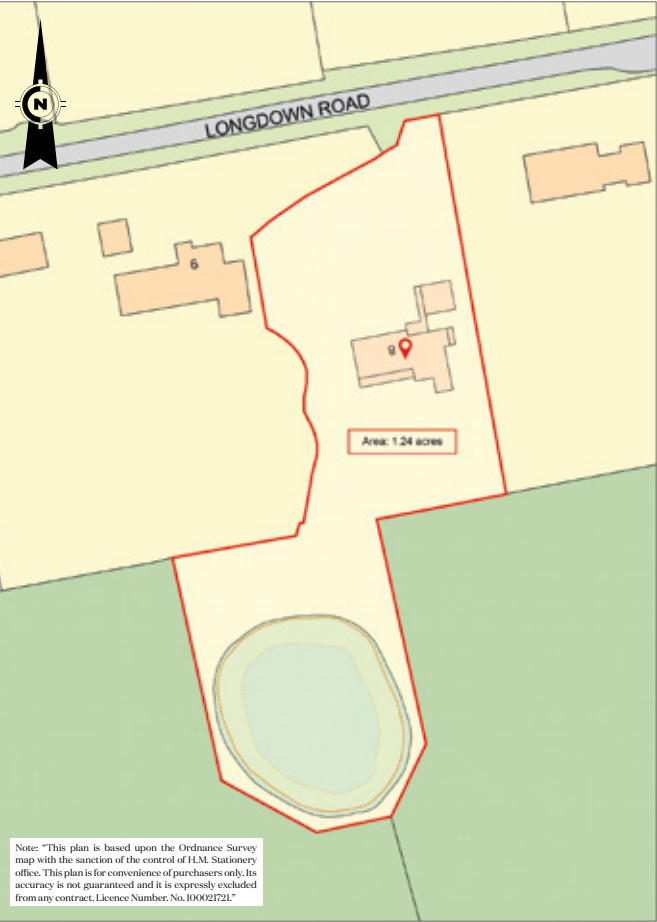
**Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.



# THE PROPERTY

Offering breathtaking views of open countryside yet under two miles from Guildford town centre, Beechfield sits on one of Guildford’s premier roads. There is no through traffic to disturb its peaceful situation. It offers an incoming purchaser with an ideal setting for the development of a contemporary family home.

The house sits within a generous plot of 1.24 acres with driveway parking for several cars, garaging, and outside stores. A terrace spans the width of the rear of the ground floor and overlooks the garden and to the Downs and Chantry Wood beyond.







# 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: 01483 505050

**Council Tax:** Band F

**EPC Rating:** F

**Directions**

**Postcode:** GU4 8PP

**What3words:** ///garden.result.dock

**Viewings:** Viewing is strictly by appointment through Knight Frank.

**James Ackerley**

01483 617920

james.ackerley@knightfrank.com

**Knight Frank Guildford**

2-3 Eastgate Court, High Street

Guildford GU1 3DE

**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 September 2025. Photographs and videos dated September 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](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

