



PEWLEY WAY

Guildford, Surrey









# A STUNNING FIVE BEDROOM HOME CONVENIENTLY SITUATED NEAR THE TOWN WITH IMMEDIATE ACCESS TO THE DOWNS

## Summary of accommodation

**Ground Floor:** Kitchen/breakfast room | Drawing room | Living room | Boot room | Utility room | Separate WC

**First Floor:** Four bedrooms | Family bathroom

**Second Floor:** Principal bedroom | Shower room

**Garden and Grounds:** Off street parking space | Garden store

**Distances:** Guildford's Upper High Street 0.5 miles, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo), Guildford Mainline Station 1.2 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.8 miles A3 (southbound) 2.4 miles, M25 (Junction 10) 8.7 miles, Heathrow Airport 22.4 miles  
Gatwick Airport 25.2 miles, Central London 31.6 miles  
(All distances and times are approximate)

# SITUATION

Located just moments from Pewley Down and half a mile from Guildford's Upper High Street, Pewley Way enjoys a truly privileged setting.

Guildford's vibrant High Street offers an excellent range of shops, cafés, and restaurants. Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is perfectly placed for those seeking both town and country living, all within 30 miles of central London. The town boasts extensive shopping, dining, and leisure options, complemented by its historic charm. The medieval Guildford Castle with its landscaped gardens, the lively Friday and Saturday markets, and the monthly farmers' market all add to the town's appeal and character.

For commuters, Guildford main line station is only 1.2 miles away, providing quick and regular services to London Waterloo in approximately 32 minutes.

# THE PROPERTY

An excellent opportunity to acquire a well-presented five bedroom family home, located in one of Guildford's highly sought-after residential areas.

This meticulously maintained property offers spacious accommodation, highlighted by a remarkable vaulted family room boasting two sets of French doors that open onto a raised terrace, providing a picturesque view of the garden. In addition, an appealing formal living room and a generously sized kitchen/breakfast room cater to the needs of a growing family.

The first and second floors house five bedrooms, including four double rooms, along with a family bathroom and a second shower room.







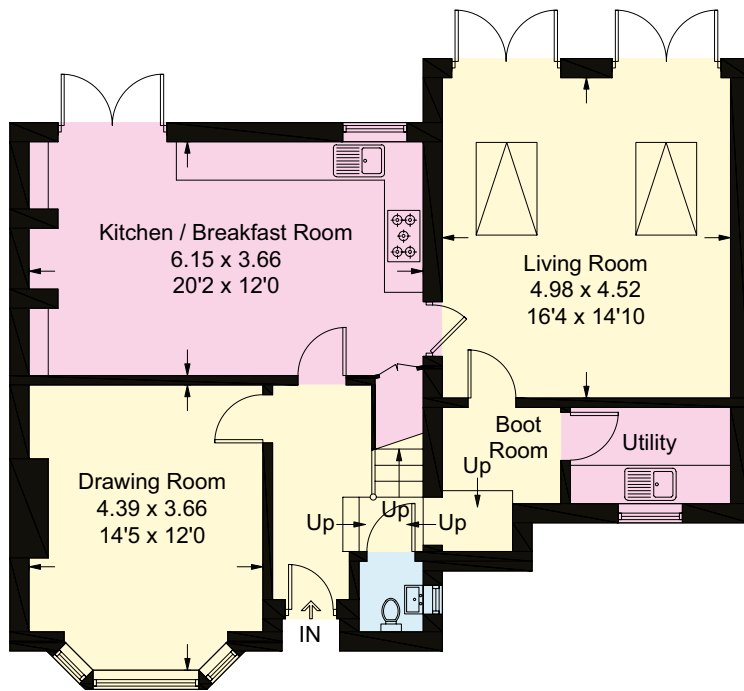






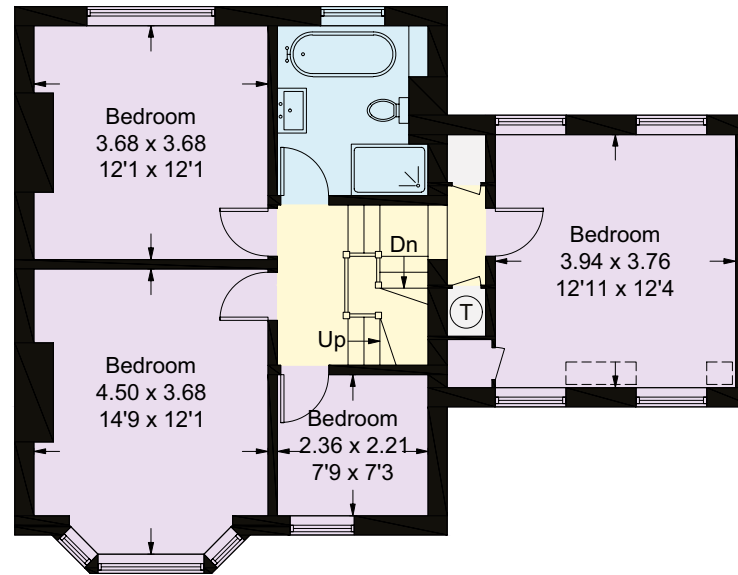


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

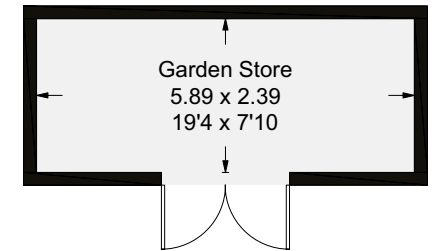


**Ground Floor**

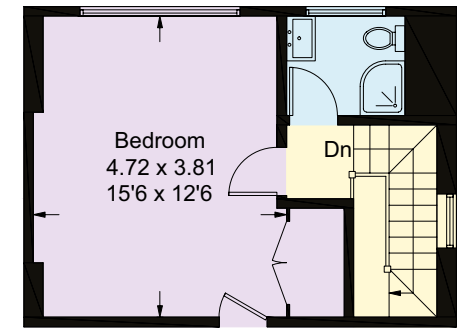
= Reduced headroom below 1.5m / 5'0"



**First Floor**



(Not Shown In Actual Location / Orientation)



**Second Floor**

Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft  
 Garden Store = 14.2 sq m / 153 sq ft  
 Total = 192 sq m / 2067 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.







# GARDEN AND GROUNDS

The rear of the property features an attractive raised terrace, ideal for entertaining guests while enjoying the captivating townscape views. Steps lead down from the terrace to a well-maintained, approximately 100 ft long rear garden, predominantly consisting of a lush lawn and securely enclosed by fencing.

## 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: 01483 505050

**Council Tax:** Band G

**EPC:** C

**Directions**

**Postcode:** GU1 3PZ

**What3words:** ///tennis.brings.radio

**Viewings:** Viewing is strictly by appointment through Knight Frank, the sole selling agent.







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