



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.

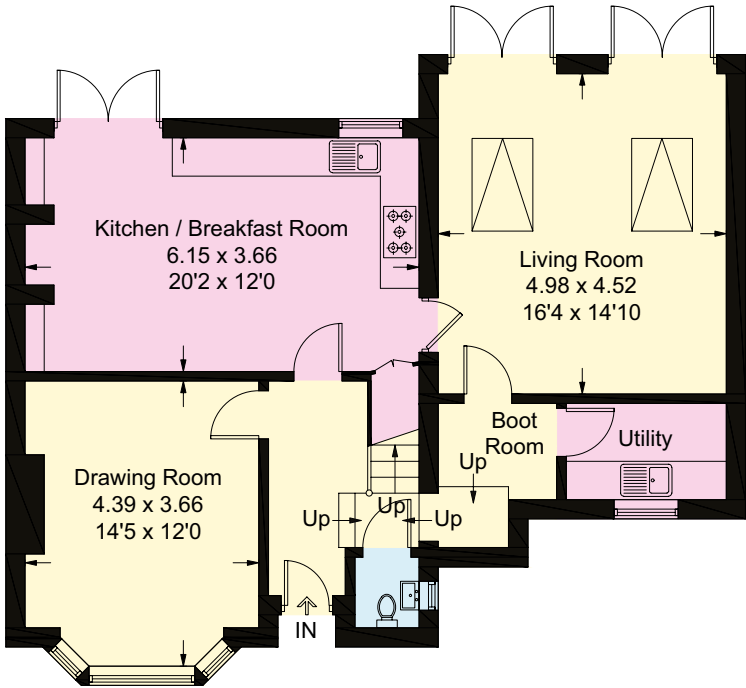
This meticulously maintained property offers spacious accommodation, highlighted by a remarkable vaulted family room boasting two sets of French doors that open onto a raised terrace, providing a picturesque view of the garden. In addition, an appealing formal living room and a generously sized kitchen/breakfast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





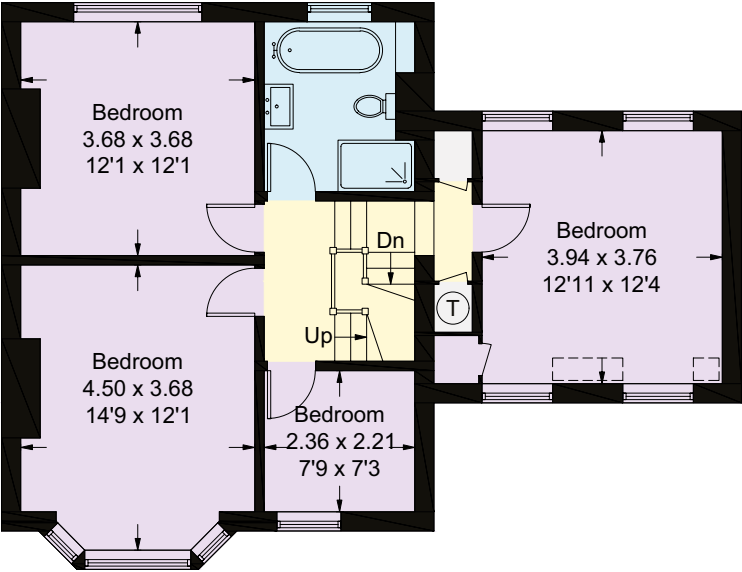
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

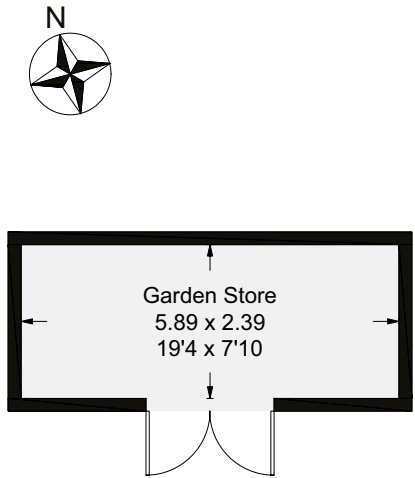
Approximate Gross Internal Area = 177.8 sq m / 1914 sq ft
Garden Store = 14.2 sq m / 153 sq ft
Total = 192 sq m / 2067 sq ft

= Reduced headroom below 1.5m / 5'0

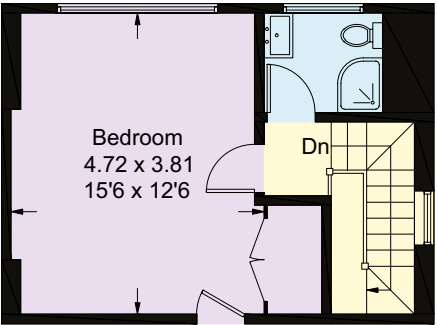


First Floor

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.



(Not Shown In Actual Location / Orientation)



Second Floor



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.



James Ackerley

01483 617920

james.ackerley@knightfrank.com

Tim Chapman

01483 963880

tim.chapman@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 November 2025. Photographs and videos dated July 2023 and November 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 or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address.

