

# Horseshoe Lane East

Guildford, Surrey







Built to the highest of standards is this impressive home of over 4600 sq ft and **beautiful landscaped grounds** of almost half an acre.

### Summary of accommodation

**Ground Floor:** Reception hall | Kitchen, dining and family room | Utility room | Drawing room | Playroom | Guest bedroom with en suite | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite bathroom | Two bedrooms with Jack-and-Jill en suite | Family bathroom

**Second Floor:** Two further bedrooms | Family bathroom

**Garden and Grounds:** Front garden | Driveway with parking | Rear landscaped garden | Outdoor kitchen | Gym

In all about 0.45 acres

### Distances

Guildford's Upper High Street 1.6 miles, London Road Station, Guildford 1.6 miles (from 47 minutes to London Waterloo), Guildford station 2.3 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 2.5 miles, M25 (Junction 10) 8.1 miles  
Heathrow Airport 23.5 miles, Gatwick Airport 23.7 miles, Central London 31.5 miles  
(All distances and times are approximate)



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## 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. 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 Abbott 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 Course.

## The property

62 Horseshoe Lane East is an impressive modern home, with excellently presented accommodation well-suited for family living and decorated in fresh, neutral tones throughout with high-specification fixtures and fittings. The principal reception rooms in the house enjoy an outlook over the rear garden with large, sliding doors that open to seamlessly connect the interiors to the garden.

The house opens into a welcoming reception hall from which the principal reception rooms lead. The open-plan kitchen, dining and family room occupies the right-side of the house and is the real heart of the home. The kitchen is fitted with sleek, modern units with integrated Siemens appliances, and a central island has an induction hob and breakfast bar seating, creating a relaxed space for socialising and everyday dining. This room provides an excellent space for entertaining with a formal dining space and a reception area with a skylight above that allows natural light to flood the room, and floor-to-ceiling glass sliding doors open out to the rear terrace, which perfectly extends the space outside. A separate utility room leads from the kitchen and has side-access that leads to the garden.

A formal drawing room sits alongside the kitchen and enjoys views out over the garden and leads through to a guest bedroom with an en suite bathroom. To the front of the house is a playroom, which could double as a study, and a guest cloakroom.

The bedroom accommodation is arranged over the first and second floors, with the principal bedroom sitting to the rear of the house with a dressing room and a sumptuous en suite bathroom with a walk-through shower, a free-standing bath, and twin sinks. The two bedrooms on the first floor share a Jack-and-Jill bathroom, and there is a family bathroom on this floor. Two further bedrooms are found on the second floor, with an additional family bathroom that services these rooms.















Approximate Gross Internal Floor Area  
Main House 4646 sq. ft / 431.61 sq. m  
Outbuildings 258 sq. ft / 24.01 sq. m  
Total 4904 sq. ft / 455.62 sq. m

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 house is set back from the road behind mature hedging providing good privacy, and the shingle driveway has space to park several cars. A gate to the side of the house provides access to the rear garden, which is a real highlight of the home. The gardens have been beautifully landscaped to make the most of the south-westerly aspect with an impressive space for outdoor entertaining that features an exceptional outdoor kitchen and a covered dining area. The terrace spans the back of the house and can be accessed from the principal reception rooms on the ground floor. Beyond, the garden is mainly laid to lawn with a path that runs along one side and leads to the gym. Both sides of the garden are flanked by flowerbeds with a range of seasonal flowers, mature shrubbery and trees.

## Services

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











## Directions

**Postcode:** GU1 2TL

**What3words:** ///flames.police.humid

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band H

**EPC Rating:** C



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.

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Particulars dated April 2025. Photographs and videos dated July 2024.

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