

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)



**Knight
Frank**

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Ackerley
01483 617920
james.ackerley@knightfrank.com



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.

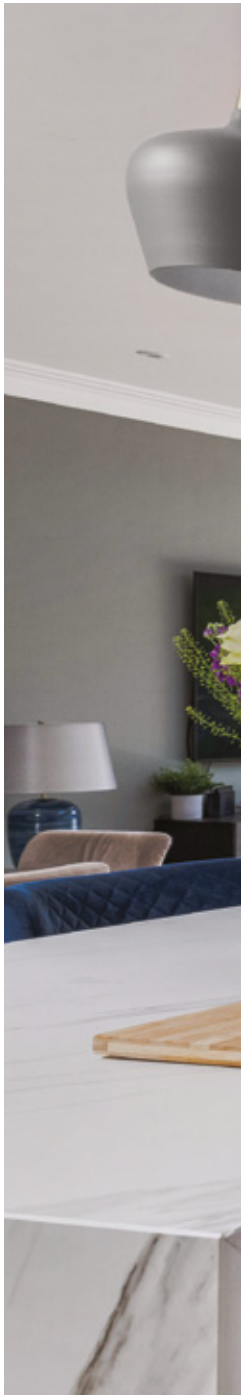
The property

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.

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





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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP 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 the agents, seller(s) or lessor(s). 2. 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. 3. 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 or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. 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 April 2025. Photographs and videos dated July 2024.

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. Brochure by wordperfectprint.com

