



CHURCHILL ROAD

Guildford, Surrey



A BEAUTIFULLY EXTENDED AND TASTEFULLY PRESENTED FAMILY HOME OFFERING FLEXIBLE ACCOMMODATION

With private gardens and a spacious office, situated in a sought-after residential location under 500 metres from Guildford's historic town centre.

Summary of accommodation

Ground Floor: Kitchen/dining room | Drawing room | Family room | Gym/Conservatory | Two utility rooms | Shower room

First Floor: Three double bedrooms | Family bathroom

Second Floor: Principal bedroom with en suite

Lower Ground Floor: Cellar/further storage

Garden and Grounds: Driveway parking | Attractive walled rear garden | Detached home office/garden room/studio space
Lean too store | Secure side access and gate

Distances: Guildford's Upper High Street 0.3 miles, London Road Station, Guildford 0.2 miles (from 47 minutes to London Waterloo)
Guildford station 1 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 1.2 miles, A3 (Guildford southbound) 1.7 miles
M25 (Junction 10) 8.9 miles, Heathrow Airport 24 miles, Gatwick Airport 24.5 miles Central London 31 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. 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: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford County 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

Set in a conservation area and we understand from the current owners dating back to 1900, 1 Churchill Road is a handsome and characterful period home that has been thoughtfully extended and upgraded to offer versatile family accommodation across four floors. Located on one of Guildford’s most desirable roads, the house presents a rare opportunity to acquire a beautifully finished home with spacious interiors, private gardens, and flexible outbuildings.



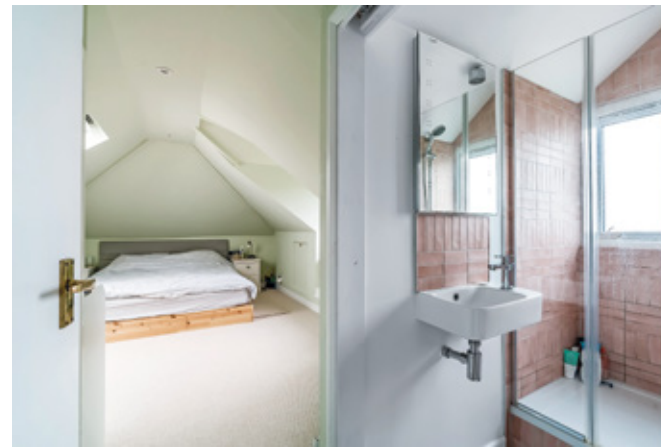
A welcoming entrance hall leads through to the elegant drawing room, where original features blend effortlessly with modern touches. The living and reception spaces have been opened up to create a seamless flow through the heart of the home, ideal for both entertaining and everyday family life. A wood-burning stove adds warmth and charm to the main living space, while the former kitchen has been re-purposed as a cosy playroom/family room.

The standout feature of the ground floor is the expansive kitchen and dining room at the rear of the property, finished to a high standard with bespoke cabinetry and French doors opening directly onto the garden. This space was redesigned by the current owners, who have lived in the property for seven years, with careful attention to both function and style.

Upstairs, the first floor provide three double bedrooms and a large family bathroom, all finished in a neutral, timeless style. A conversion of the loft has created a fourth bedroom with en suite shower room, completed to a high specification with excellent insulation, its own boiler and water tank, and far-reaching rooftop views — a superb private space for guests, older children, or use as an additional studio space.

The cellar, offers excellent storage with potential for future development subject to the usual consents. Outside, the rear garden is private and well maintained, leading to a detached shepherd's hut-style garden office with electricity and Wi-Fi, installed approximately 18 months ago. This versatile space provides a quiet environment ideal for home working or creative pursuits.







PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council

Council Tax: Band G

EPC Rating: D

Tenure: Freehold

Directions

Postcode: GU1 2AX

what3words: [///outer.ticket.update](#)

Viewings: Viewing is strictly by appointment through Knight Frank.





Approximate Gross Internal Area = 214.6 sq m / 2310 sq ft
 Cellar = 10.9 sq m / 117 sq ft
 Outbuildings = 20.3 sq m / 218 sq ft
 Total = 245.8 sq m / 2645 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.



We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

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 July 2025. Photographs and videos dated July 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. Brochure by wordperfectprint.com