

Collingwood Crescent, Guildford, GU1 2PH
Freehold

CLARKE C·G GAMMON 1919

103 COLLINGWOOD CRESCENT
GUILDFORD GU1 2PH

- Detached freehold house
- 5 bedrooms & 3 receptions
- Flexible layout
- Downstairs shower/cloakroom
- Fitted family bathroom
- Enclosed rear garden
- Driveway/parking
- Local convenience shop within 100 metres
- Ultrafast broadband available
- Catchment for sought after primary and secondary schools





Situated in the established/sought-after Boxgrove area of Guildford, this attractive five-bedroom detached family home offers spacious/versatile/light accommodation, complemented by a private block paved driveway.

THE PROPERTY

With a traditional brick façade and a well-maintained front garden, the approach via the drive also leads to a secure gated path connecting the rear garden. Internally, the accommodation is arranged over two floors and offers a practical layout well suited to modern family living.

The ground floor is accessed via a central entrance hall, which leads to the principal reception rooms where a well-proportioned family room, benefits from a large picture window overlooking the front garden. A further reception room to the front provides additional flexibility and could comfortably serve as a fifth bedroom/home office where also a convenient Jack & Jill ground-floor cloakroom/shower allows for greater versatility.

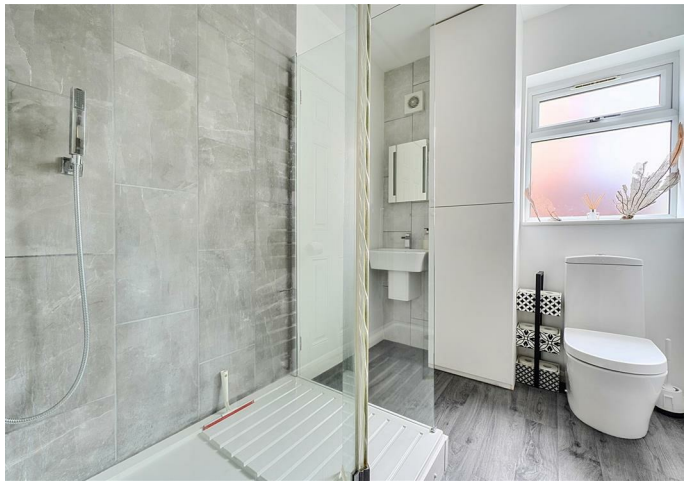
To the rear of the house is a fully fitted kitchen with side door, comprehensive range of units, work surfaces and an outlook overlooking both the conservatory and garden beyond.

Adjoining the kitchen is a bright and spacious living room, providing an informal setting for everyday living and entertaining with a connecting door through to the rear conservatory/dining room. The conservatory/dining room is double glazed taking in the view of the rear garden and can also be a great space for either family occasions/hobbies.











THE GROUNDS

The south easterly rear garden is predominantly laid to lawn benefitting from mature planting along its boundaries and with good privacy. From the conservatory via the French doors there is a patio area and side path with secure gate leading back through to the block paved front drive.

SITUATION

Collingwood Crescent is situated within the highly sought-after Boxgrove area of Guildford, a well-established residential location favoured by families due to its excellent schooling and convenient access to local amenities.

Boxgrove itself provides a range of day-to-day facilities including local shops, a post office and nearby green spaces, with the property falling within the catchment of well-regarded schools including Boxgrove Primary School and George Abbot School.

Guildford town centre, approximately 1.5 miles away, offers an extensive and diverse range of amenities including a wide selection of shops, from high street brands to independent boutiques, together with a variety of restaurants, cafés, bars and leisure facilities. The town also benefits from theatres, cinemas and a vibrant cultural scene, as well as beautiful riverside walks along the Wey and access to the surrounding Surrey Hills Area of Outstanding Natural Beauty.

Guildford mainline station provides fast and frequent services to London Waterloo, making the area ideal for commuters, whilst the nearby A3 offers excellent road connections to London, the M25 and the south coast.

Godalming – 4 miles SW; historic market town, riverside walks, independent shops

Chilworth – 4 miles SE; quiet village, abbey, North Downs access

Worplesdon – 3 miles NW; leafy village, direct rail to Guildford

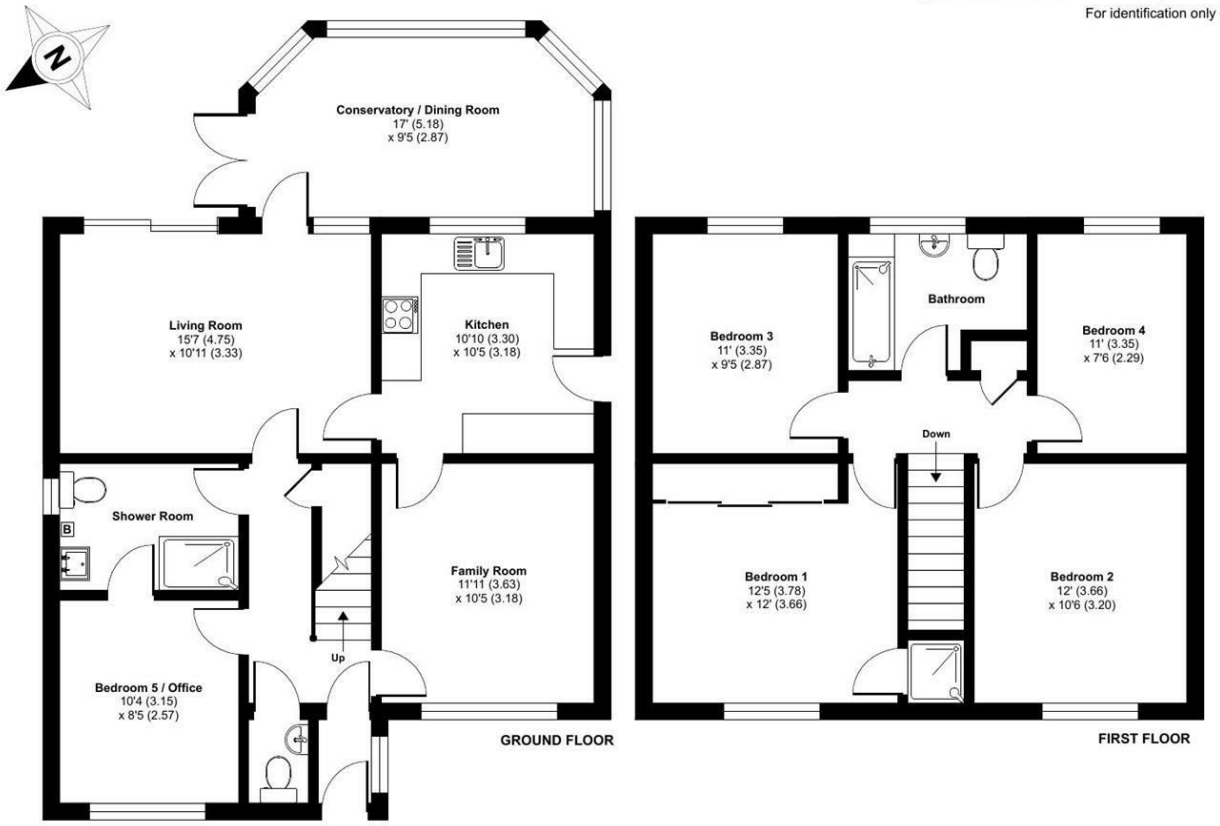
Farnham – 12 miles W; medieval market town, castle, Georgian streets

Wonersh – 4 miles S; picturesque timber-framed village

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Approximate Area = 1497 sq ft / 139.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Clarke Gammon. REF: 1540619

LOCAL AUTHORITY

Guildford

COUNCIL TAX

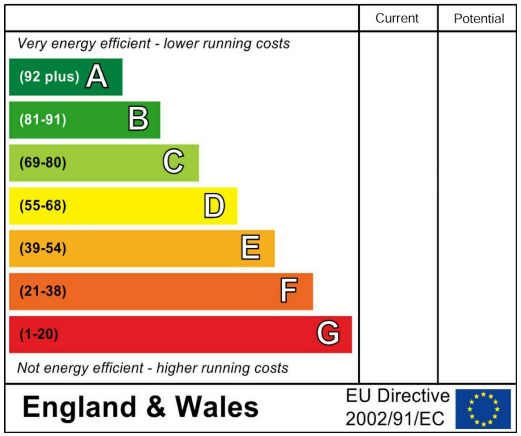
Band F

SERVICES

Mains water,
Mains electricity,
Mains drainage
Mains gas central heating

11th November 2026

Energy Efficiency Rating



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DIRECTIONS

what3words : ///trio.caller.dunes

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.