

# 4 HILLIER ROAD

Guildford



**Chantries  
& Pewleys**

ESTATE AGENTS





# AT A GLANCE

- 4 Bedrooms
- 3 Reception Rooms
- 2 Bathrooms
- Kitchen/Dining room
- Study
- Utility Room
- Double Garage
- Large Rear Garden
- Opportunity to modernise
- 1.4 miles to Guildford Mainline station
- No onward chain

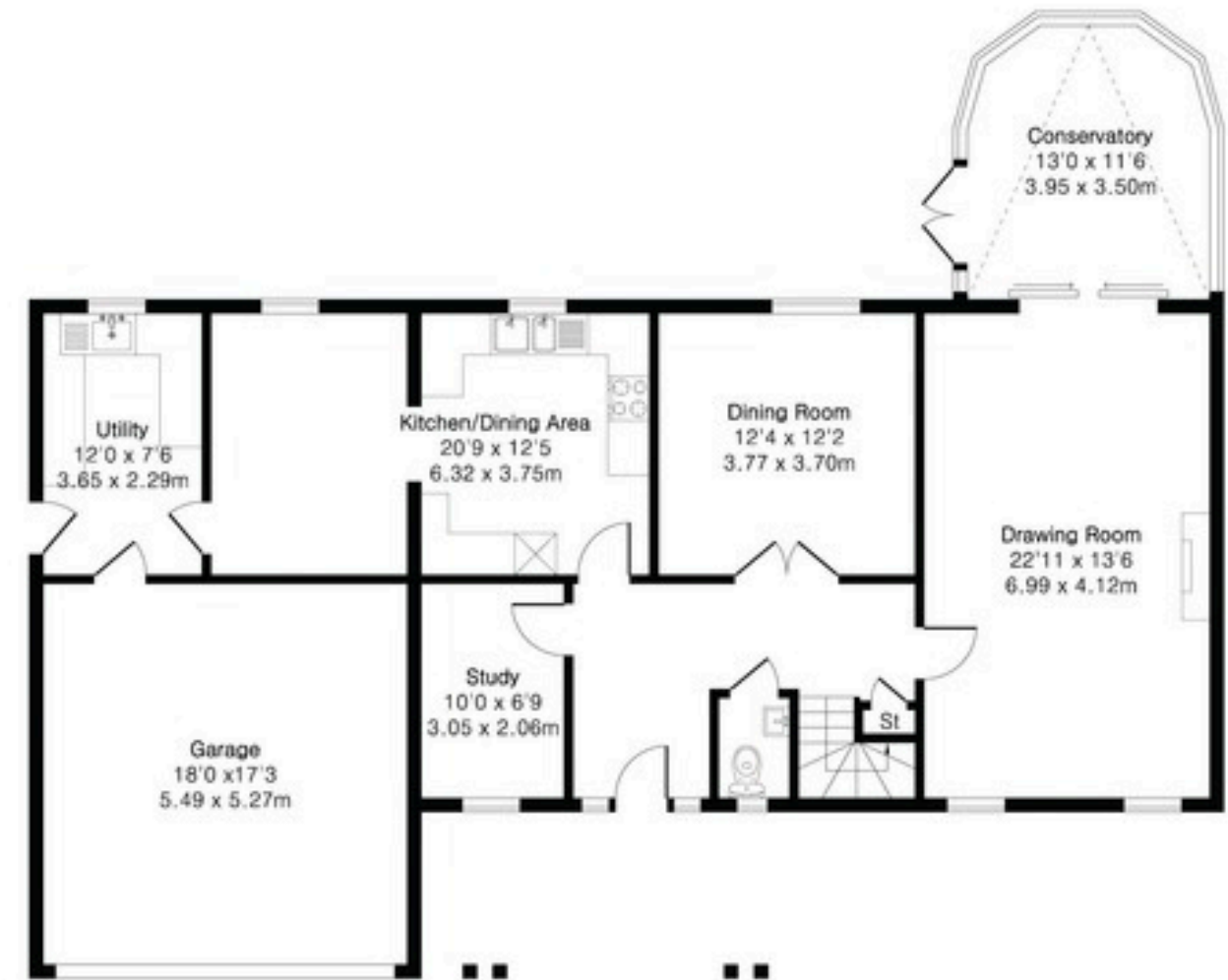
**Tenure:** Freehold. **Council Tax Band:** G **EPC:** D



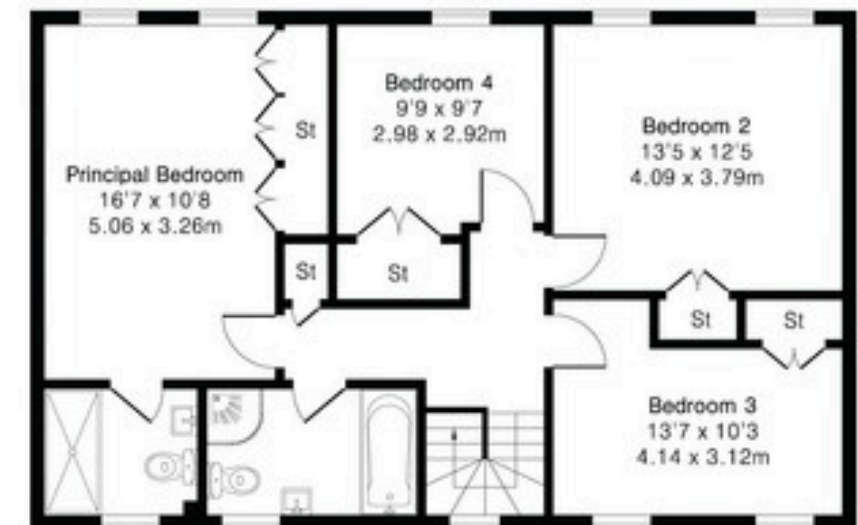
**Approximate Gross Internal Area 2413 sq ft - 224 sq m  
(Including Garage)**

Ground Floor Area 1553 sq ft – 144 sq m

First Floor Area 860 sq ft – 80 sq m



Ground Floor



First Floor





# FROM THE AGENT



The garden is the standout feature for me. It's flat, level and remarkably private, which is increasingly difficult to find so close to Guildford town centre and creates a wonderful backdrop to the house.

Homes of this size and in this position rarely remain in the same ownership for over forty years, which says a lot about what has made this such a successful family home. Built by respected local developer Michael Lampard in the early 1980s, the layout continues to work well today, with generous reception rooms, four genuine double bedrooms and practical spaces that support everyday family life.

While many buyers will understandably want to modernise the interiors, the proportions of the house, the mature setting and the quality of the plot provide an excellent starting point.

Opportunities like this are becoming increasingly uncommon within Guildford's Golden Triangle, offering the chance to create a superb long-term family home in one of the town's most established and sought-after locations.

Warmly,

*Chris*

Chris Dean  
Director





# WELCOME HOME



Hillier Road is one of Guildford's established residential addresses, well placed for the town centre, London Road station and many of the area's most highly regarded schools.

The property occupies a generous plot behind iron gates, with a broad driveway leading to the house and integral double garage, creating an impressive arrival and ample parking.



# SPACIOUS LIVING

A spacious central hallway provides an inviting first impression and immediately reflects the generous proportions found throughout the house. From here, the layout flows naturally into each of the principal reception rooms, with a conveniently positioned cloakroom and staircase leading to the first floor. Subject to the necessary investigations and consents, the ground floor also offers excellent potential to be reconfigured, creating a more open-plan arrangement to suit contemporary family living.

The drawing room is the principal living space, extending the full depth of the house and enjoying a double aspect that brings in natural light throughout the day. A feature fireplace creates a focal point, while glazed doors open directly into the conservatory, extending the living space seamlessly towards the garden.

The conservatory enjoys uninterrupted views across the mature rear garden. With doors opening onto the patio, this room is ideal for summer entertaining or enjoying a quiet morning overlooking the garden.

Positioned centrally within the ground floor, the dining room offers a dedicated space for both everyday family meals and more formal occasions. A wide window draws in natural light, while its location between the kitchen and reception rooms would lend itself well to a more open-plan configuration, subject to the necessary structural investigations and approvals.

To the front, the study provides valuable flexibility. Whether used as a home office, snug or playroom, it offers useful separation from the main living spaces, making it well suited to the changing needs of modern family life.







# KITCHEN & UTILITY

The kitchen sits alongside a dedicated breakfast area, creating a practical everyday hub with good separation from the reception rooms. There is generous worktop space, a wide rear-facing window overlooking the garden and direct access into a separate utility room.

The utility in turn provides external access and internal access to the integral double garage, helping to keep the practical elements of family life neatly contained.

While traditional in its current finish, the arrangement lends itself well to future modernisation should a buyer wish to personalise the space.





# ACCOMMODATION

The first floor provides four genuine double bedrooms arranged around a central landing, each offering comfortable proportions and practical storage.

The principal bedroom is particularly generous, enjoying fitted wardrobes, an en suite shower room and attractive views across the rear garden. The three additional double bedrooms all benefit from built-in wardrobes, providing excellent storage without compromising floor space. Two of these rooms also overlook the rear garden, while the fourth enjoys an outlook to the front of the property.

A well-appointed family bathroom completes the accommodation on this level.







# THE GARDEN

The rear garden is one of the defining features of the property. Mature trees and established planting create a high degree of privacy, while the generous level lawn provides plenty of open space without feeling overlooked.

A full-width terrace extends across the rear of the house, accessed directly from the conservatory and providing an ideal setting for outdoor dining, entertaining or simply enjoying the attractive garden surroundings. A greenhouse and timber garden building sit discreetly to one side.

To the front, wrought iron gates open onto a substantial block-paved driveway with parking for several vehicles alongside the integral double garage with electric door.







 Chantries & Pewleys

01483 405222

[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ