

# HIGH VIEW ROAD

Guildford



**Chantries  
& Pewleys**

ESTATE AGENTS

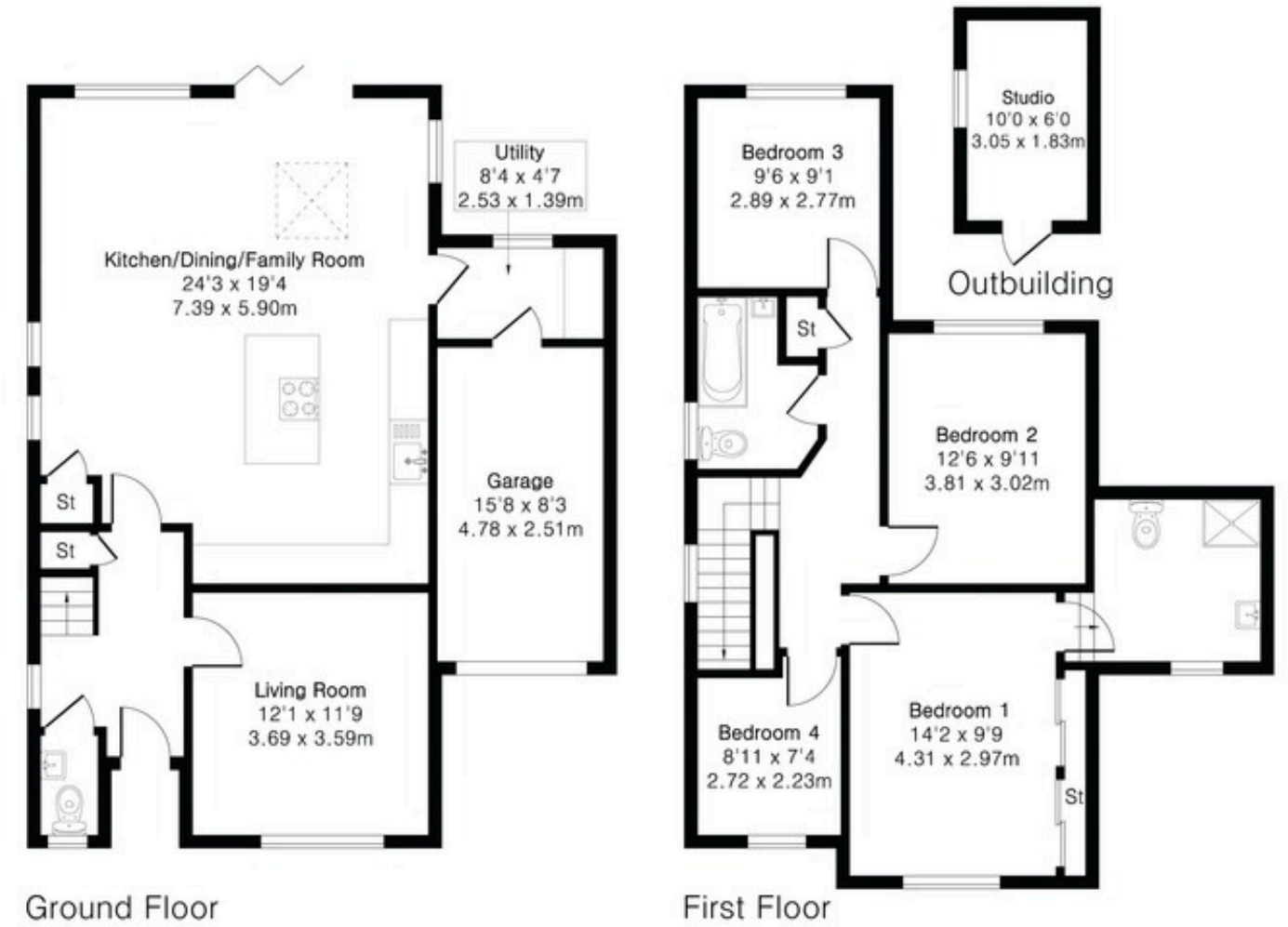


**Approximate Gross Internal Area 1560 sq ft - 145 sq m  
(Including Garage & Excluding Outbuilding)**

Ground Floor Area 874 sq ft - 81 sq m

First Floor Area 686 sq ft - 64 sq m

Outbuilding Area 60 sq ft - 6 sq m



# AT A GLANCE

- 4 Bedrooms
- 2 Bathrooms
- Open plan kitchen/dining/family room
- Utility Room
- Garage
- Off-street parking
- Rear garden with elevated views
- 1.4 miles to Guildford Train station
- 1.7 miles to Guildford High Street



# FROM THE AGENT

What immediately strikes you about High View Road is the sheer amount of space on offer.

The rear extension in particular provides one of the best entertaining and social spaces I've seen in the area - it really is something that needs to be seen in person to be fully appreciated.

Warmly,

*Iwan*

Iwan Hall,  
Associate





# WELCOME HOME

High View Road sits on the edge of Guildford, where the town begins to open out towards countryside. From the rear, there is a clear sense of elevation, with long views across town.

You are close to everyday amenities and the town centre, but also within easy reach of the charming villages of Puttenham and Compton. For the outdoors enthusiasts there are plenty of walks locally including along The North Downs Way, this accompanied with the open plan layout and large garden as well as being in the catchment area of several well regarded schools makes this property a compelling option for a growing family.



# PRACTICAL LIVING

The kitchen / family room runs across the back of the house as one large, open-plan space and naturally becomes the centre of day-to-day life.

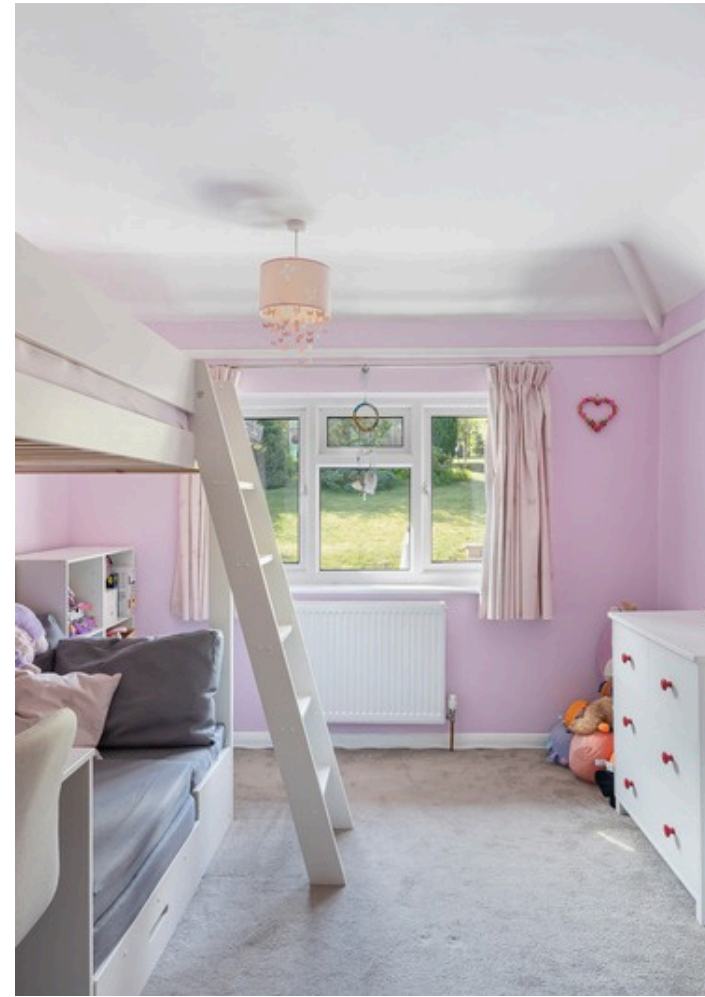
A substantial central island anchors the room, giving generous preparation space while also creating a place to sit, eat and stay connected. A full run of units lines the wall, with integrated appliances and plenty of storage, so it handles busy weekday routines just as well as slower weekends.

There is space to spread out. Cooking, homework and informal meals can all happen at once without the room feeling crowded, which makes a noticeable difference for a growing family.

The dining area, with rooflight above, sits alongside bi-fold doors that open onto the patio, extending the space outdoors and making the room light and bright. A separate utility room, just off the kitchen keeps practicalities close, but out the way.

To the front of the house, there is a separate living room that offers a quieter alternative to the main space. It works well as a place to step away, whether that's for reading during the day or settling in for a film in the evening. The separation from the kitchen gives it a more contained feel, which suits slower, more relaxed use.





# FIRST FLOOR

Upstairs, there are four bedrooms arranged around a central landing.

The principal bedroom sits to the front and takes advantage of the elevated position, with a wide window framing the outlook. The room is complimented by an en-suite shower room and fitted storage.

The remaining bedrooms are set out in a practical way, with flexibility for family use, guest space or working from home. A modern family bathroom completes the accommodation.

# THE GARDEN



Steps lead up from the house to a raised patio terrace, positioned to catch the sun and large enough for both outdoor seating and a dining table. It works as an extension of the main living space, particularly when the doors are open.

From here, a further set of steps rises to the main garden. This area slopes gently upwards, giving it a sense of depth while still providing usable space for a trampoline or play equipment.

At the far end, a timber outbuilding adds useful storage., set behind the main lawn and away from the house.

To the front, there is off-street parking on the driveway.



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