



LONDON ROAD

Guildford, Surrey



AN ELEGANT AND BEAUTIFULLY RENOVATED PERIOD RESIDENCE, MOMENTS FROM GUILDFORD'S UPPER HIGH STREET

Summary of accommodation

Lower Ground Floor: Garage with access via stairwell to ground floor

Ground Floor: Entrance hall | Living room | Open plan kitchen and dining area | Drawing room | Study
Utility room | Two cloakrooms | Store

First Floor: Principal bedroom suite with dressing room and en suite | Two bedrooms with en suites | Bedroom | Family bathroom

Garden and grounds: Driveway parking | Spectacularly landscaped mature gardens | Private terrace perfect for entertaining in warmer weather | Greenhouse | Timber storage shed | Secondary decked terrace

Distances: Guildford's Upper High Street 107m, London Road Station, Guildford 321m (from 47 minutes to London Waterloo)
Guildford mainline station 0.8 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.2 miles, A3 (southbound) 1.7 miles
M25 (Junction 10) 8.2 miles, Heathrow Airport 22 miles, Gatwick Airport 32.6 miles, Central London 34.2 miles
(All distances and times are approximate)

SITUATION

Situated on the highly regarded London Road, this property enjoys a prime position on the eastern side of Guildford, approximately 100m from Guildford's Upper High Street.

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.

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.

Schools: Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory 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

22 London Road is an impressive and meticulously refurbished detached home, combining elegant period architecture with sophisticated modern design. The result is a beautifully balanced property that offers both character and cutting-edge contemporary living across approximately 3,500 sq ft.





The principal reception rooms are refined and welcoming, with a stylish living room featuring bespoke glazed partitioning and a newly installed fireplace in the drawing room, complemented by high-quality finishes, new ceilings with decorative cornicing, and upgraded flooring throughout selected areas.

At the heart of the home lies the striking open plan kitchen and dining area, designed for both everyday family life and entertaining on a grand scale. This exceptional space benefits from a dramatic glazed roof structure and full-width bi-folding doors opening onto the garden terrace. The kitchen itself is comprehensively equipped with integrated Neff appliances, quartz worktops, bespoke glass splashbacks and a Quooker boiling water tap, alongside extensive fitted storage solutions.

The house has been upgraded throughout with new double-glazed aluminium windows to key areas, replacement glazing to the extension, and improved acoustic performance to the front elevation via secondary glazing. A completely new central heating system has been installed, including a modern gas boiler, megaflo system and new radiators, complemented by underfloor heating to selected tiled areas.





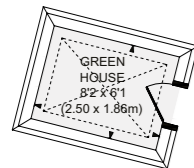
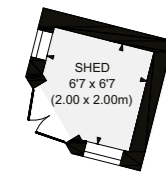
Upstairs, the bedroom accommodation is equally impressive, centred around a luxurious principal suite with dressing room and a beautifully appointed bathroom featuring bespoke finishes and thoughtfully designed lighting. Additional bedrooms are well-proportioned and versatile, supported by multiple upgraded bath and shower rooms.

Technology and infrastructure have also been significantly enhanced, with Cat 6 cabling, integrated speaker systems, modern lighting controls and a new alarm system installed throughout, ensuring the home is as functional as it is stylish.

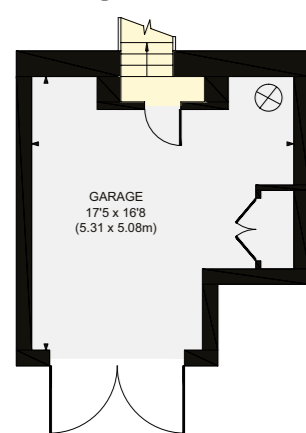
Overall, this is a rare opportunity to acquire a fully modernised period home where considerable investment and attention to detail have created a turnkey property of exceptional quality in a prime Guildford position.



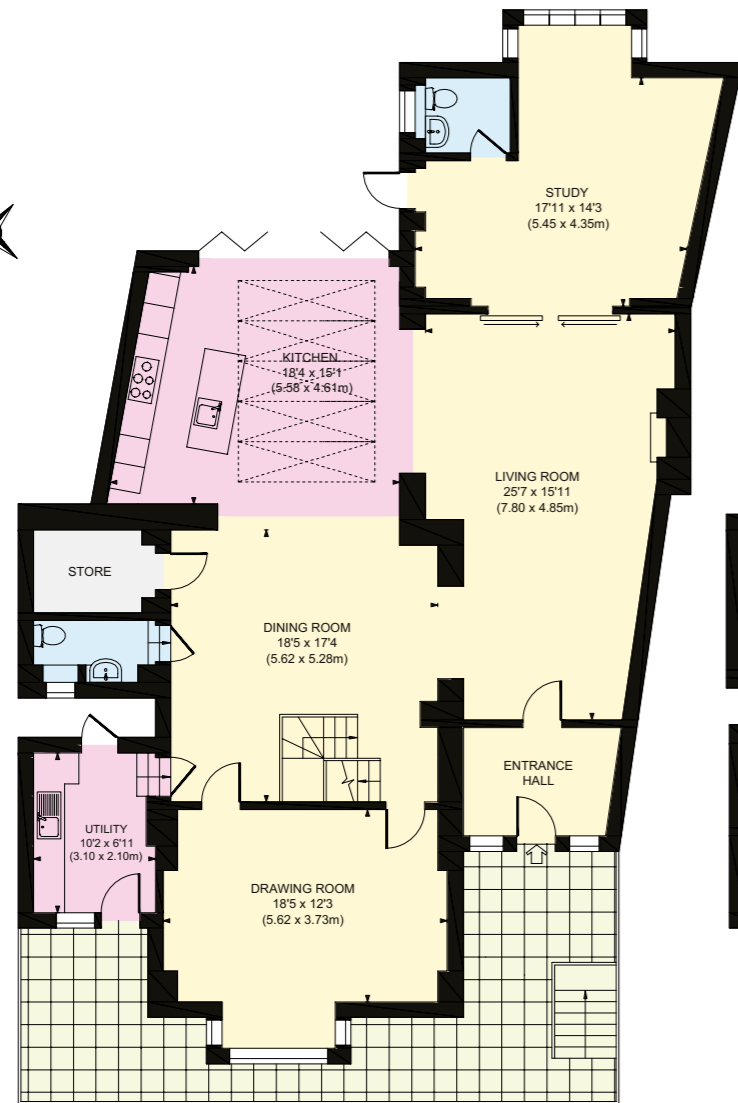
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Outbuilding



Lower Ground Floor



Approximate Gross Internal Area
 Main House 3,217 sq. ft / 298.89 sq. m
 Garage 263 sq. ft / 24.40 sq. m
 Outbuilding 87 sq. ft / 8.09 sq. m
 Total 3,567 sq. ft / 331.38 sq. m

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.



GARDEN AND GROUNDS

Externally, the property continues to impress, with thoughtfully landscaped gardens enhanced by discreet lighting to the garden path and gate, creating both charm and practicality. To the front, ample off-street parking is provided, complemented by an integral garage.

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating D

Council Tax Band: G

Tenure: Freehold

Directions

What3Words: [///varieties.sculpture.scores](https://www.what3words.com/#!/en/variety/sculpture/score)

Postcode: GU1 2AF

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.





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