

DARYNGTON DRIVE

Guildford, Surrey



AN EXTENDED FOUR-BEDROOM FAMILY HOME, JUST 1.2 MILES FROM GUILDFORD'S UPPER HIGH STREET

Summary of accommodation

Ground Floor: Dining room | Drawing room | Kitchen | Study | Shower room

First Floor: Three bedrooms | Family bathroom

Second Floor: Principal bedroom with en suite

Garden and grounds: Driveway for off-street parking | Garden predominantly laid to lawn

Distances: Guildford's Upper High Street 1.2 miles, London Road Station, Guildford 1.1 miles (from 47 minutes to London Waterloo), Guildford mainline station 1.9 miles (from 32 minutes to London Waterloo), A3 (northbound) 2.2 miles A3 (southbound) 2.4 miles, M25 (Junction 10) 8.2 miles, Heathrow Airport 20.2 miles
Central London 30.6 miles, Gatwick Airport 34.8 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: 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

Offering well-balanced accommodation across three floors, this home provides excellent flexibility and opportunity for modern family living.

The ground floor features a welcoming layout with a front-facing dining room, a generous drawing room with feature fireplace and French doors opening directly onto the rear garden. The kitchen sits to the rear, overlooking the garden, while a separate study to the front offers an ideal work-from-home space. A convenient ground floor shower room adds further practicality.



Upstairs, the first floor comprises three bedrooms, served by a family bathroom, with one of the bedrooms offering versatility as a nursery, dressing room or additional office. The second floor is dedicated to an impressive principal bedroom suite, benefitting from generous proportions, built-in storage within the eaves, and its own en suite bathroom, creating a private retreat away from the rest of the house.

GARDEN AND GROUNDS

Externally, a mature rear garden is designed for both relaxation and entertaining. A decked terrace provides the perfect setting for outdoor dining, leading onto a lawn framed by established planting. To the front, a block-paved driveway provides off-street parking.

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 – 01483 505050

Energy Performance Certificate: Rating E

Council Tax Band: E

Tenure: Freehold

Directions

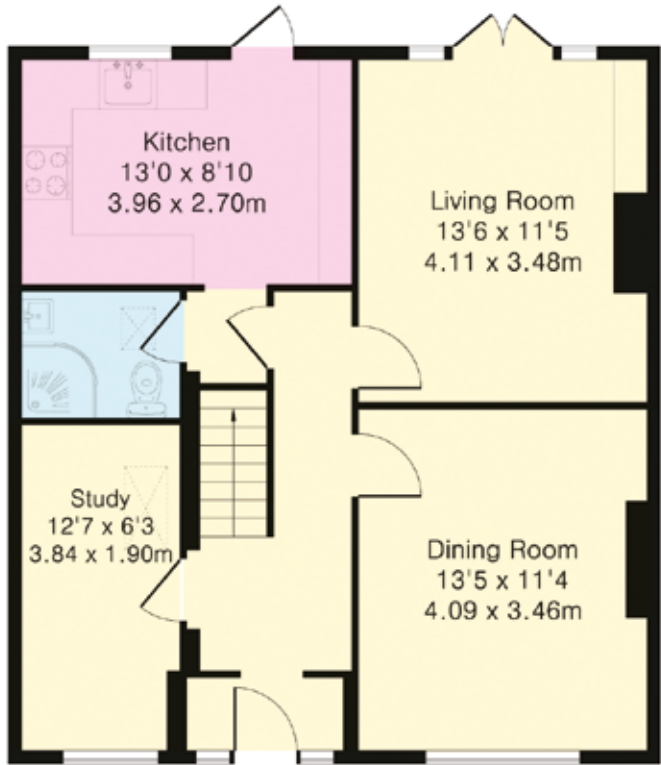
Postcode: GU1 2QB

What3Words: ///arch.drives.exit

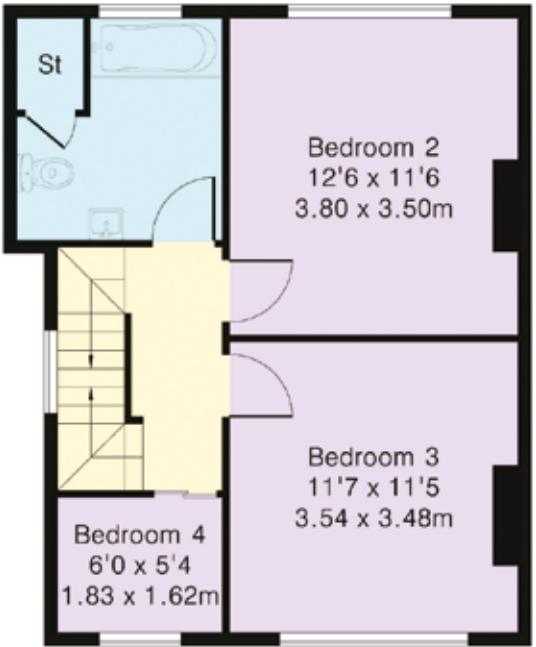
Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



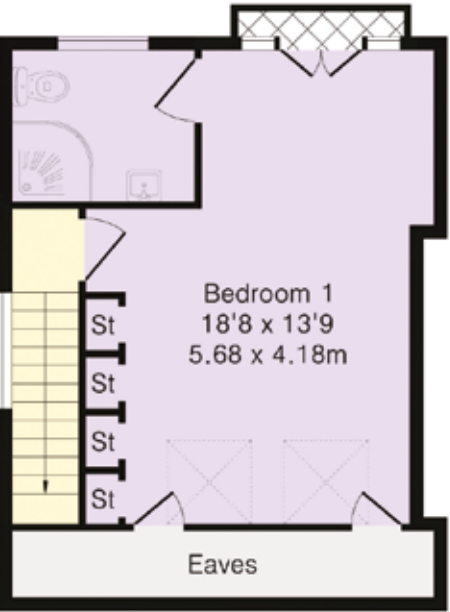
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor



Outbuilding

Approximate Gross Internal Area = Ground Floor Area 668 sq ft - 62 sq m
First Floor Area 451 sq ft - 42 sq m, Second Floor Area 298 sq ft - 28 sq m
Outbuilding Area 56 sq ft - 5 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.

We would be delighted
to tell you more.

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