



FAIRWAY

Guildford, Surrey



AN EXCEPTIONAL FAMILY HOME SET
WITHIN BEAUTIFULLY MATURE
GARDENS OF OVER HALF AN ACRE
IN ONE OF GUILDFORD'S MOST
SOUGHT-AFTER PRIVATE ROADS.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Family room | Dining room | Kitchen/breakfast room | Study | Utility room

First Floor: Principal bedroom suite | Four further bedrooms | Family bathroom

Garden and grounds: Beautifully lawned gardens with mature borders | Gravel driveway

In all about 0.66 acres

Distances: Guildford's Upper High Street 1.8 miles, London Road Station, Guildford 1.8 miles (from 47 minutes to London Waterloo), Guildford station 2.7 miles (from 34 minutes to London Waterloo), A3 (Burpham) 2.3 miles, M25 (Junction 10) 8.4 miles
Heathrow Airport 23.5 miles, Central London 31.7 miles, Gatwick Airport 33.4 miles

(All distances and times are approximate)



SITUATION

Fairway is arguably one of Guildford's best private and prestigious residential roads. Ideally situated a short distance from the local shops in Merrow with a M&S petrol station and food store, newsagents & grocery, boots pharmacy and coffee shop. In addition, there is a bus route into Guildford Town Centre, where the mainline train station takes you to London Waterloo in 32 minutes. One of the many bonuses of living in Fairway is the footpath at the top of the road, which leads straight to the Merrow Downs and Guildford Golf Course.

Just 1.8 miles away is main town Guildford, surrounded on three sides by the Surrey Hills, an Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

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

3 Fairway is a charming and substantial detached family home, showcasing classic architectural character combined with generous, well-balanced living space extending to approximately 2,600 sq ft.

The property is approached via a sweeping gravel driveway, framed by mature planting and manicured front gardens, providing ample off-street parking. The attractive façade, featuring a combination of traditional brickwork and timber detailing, creates an immediate sense of warmth and appeal.

Internally, the accommodation is both versatile and spacious, ideal for modern family living. A welcoming entrance hall leads to a series of well-proportioned reception rooms, including a dual-aspect drawing room with feature bay window, a formal dining room, and a bright and comfortable family room. A separate study provides an ideal space for home working.



The heart of the home is the kitchen/breakfast room, designed with both everyday living and entertaining in mind, complemented by a separate utility room and useful pantry, alongside a ground floor cloakroom.

On the first floor, the principal bedroom benefits from ensuite facilities, while four further bedrooms are served by a family bathroom.

GARDEN AND GROUNDS

A particular highlight of the property is the magnificent garden, which is predominantly laid to lawn and bordered by mature trees, shrubs, and established hedging. The garden offers a high degree of privacy and a wonderful sense of seclusion. A terrace area provides the perfect setting for outdoor dining.

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

Energy Performance Certificate: Rating D

Council Tax Band: H

Tenure: Freehold

Directions

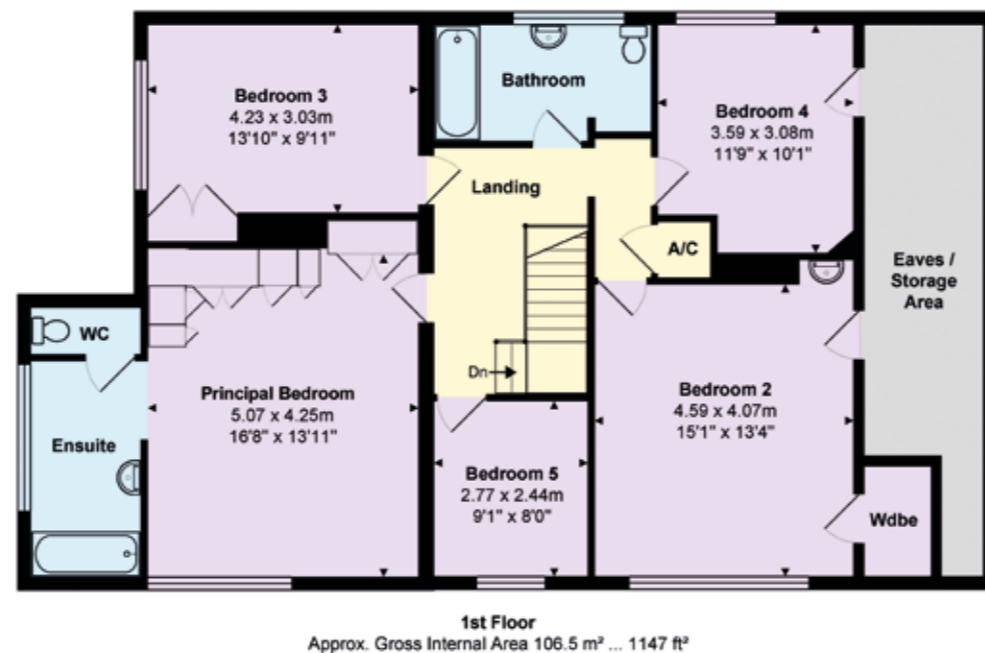
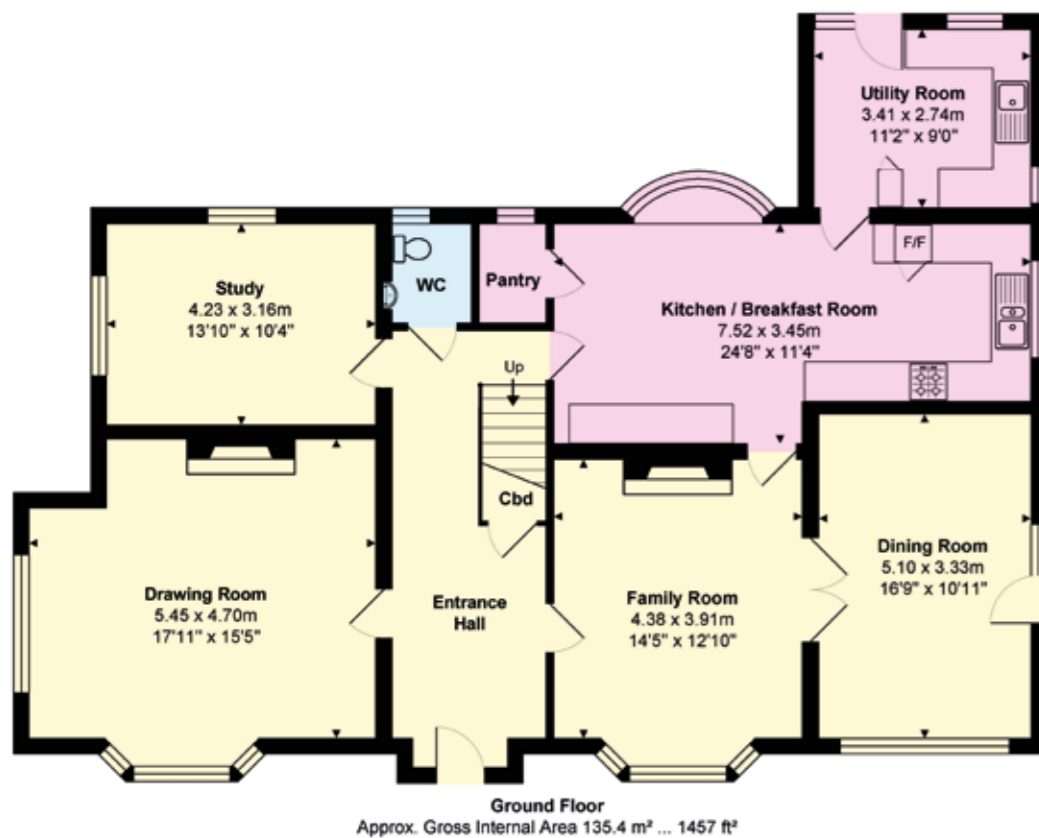
What3Words: ///meal.ship.fortunate

Postcode: GU1 2XG

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



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



Approximate Gross Internal Area = 241.9 sq m / 2604 sq ft
(excluding eaves/ storage area)

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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