



HURDESTOKE

Guildford, Surrey



A RARE OPPORTUNITY NEIGHBOURING THE ABBOTSWOOD ESTATE, IDEAL FOR MULTI-GENERATIONAL LIVING AND WITH FURTHER DEVELOPMENT POTENTIAL

Available for the first time in almost 50 years is this unique opportunity to purchase a detached single storey dwelling and separate detached two-bedroom barn with a double garage, used as ancillary accommodation.

Summary of accommodation

Main House: Entrance hall | Drawing room | Dining room | Kitchen | Three double bedrooms | Family bathroom | Cloakroom

Ancillary Dwelling: Entrance hall | Vaulted living room | Two double bedrooms, both with en suite bathrooms | Cloakroom

Ancillary Dwelling First Floor: Mezzanine | Boiler room

Garden and grounds: Gated driveway parking for several vehicles | Single integral garage attached to main house
Double integral garage attached to annexe | Well kept grounds featuring a diverse selection of established trees and planting

The main residence offers substantial opportunity to extend or redevelop subject to the necessary planning consents.

In all about 0.35 acres

SITUATION

Hurdestoke occupies an enviable position on a private road, adjacent to the exclusive and highly sought-after Abbotswood Estate, one of Guildford's most desirable residential areas. The setting combines privacy with convenience, offering a peaceful environment and excellent access to local amenities and transport links. The area is ideal for an active lifestyle, with nearby walking and bridle trails, together with the open spaces of Stoke Park. Guildford Spectrum is close by, providing extensive leisure facilities including swimming pools, ice rink, gym and sports centre.

The property is particularly well placed for schooling, with George Abbot regarded as an exceptional state school option, alongside the highly respected private schools of Royal Grammar School and RGS Prep School. Tormead and Guildford High School also provide excellent independent alternatives within easy reach. Despite its tranquil feel, Hurdestoke benefits from excellent access to the A3, providing swift connections to London, the wider Surrey area and beyond, as well as Guildford town centre and its mainline station.

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.

Distances: London Road Station, Guildford 0.9 mile (from 47 minutes to London Waterloo), Guildford's Upper High Street 1.1 miles, Guildford mainline station 1.8 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.2 miles, A3 (southbound) 1.8 miles, M25 (Junction 10) 7.3 miles, Heathrow Airport 20.5 miles, Gatwick Airport 33.3 miles, Central London 30.6 miles (All distances and times are approximate).



MAIN HOUSE

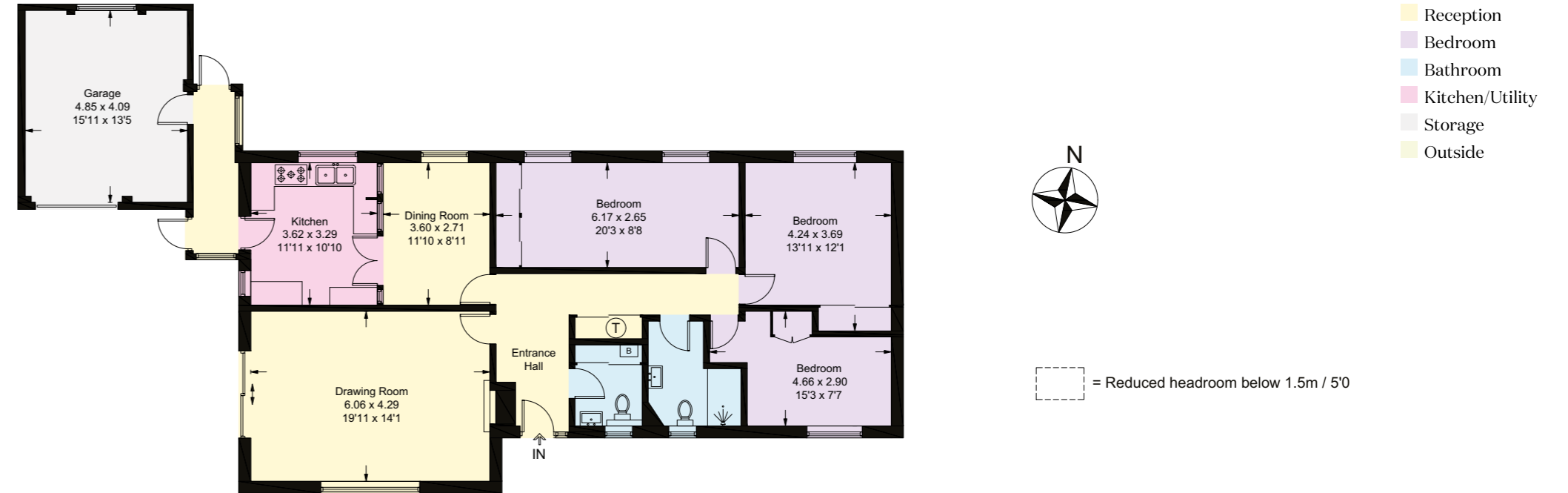
Set within exceptional grounds and offered to the market for the first time in almost 50 years, this property presents a rare and highly versatile opportunity. The main house was originally built in 1966 and has been well maintained throughout its lifetime, remaining in good condition while also offering excellent scope for modernisation or enhancement, should an incoming purchaser wish.

The bungalow is thoughtfully arranged and benefits from level access throughout, making it particularly adaptable for a wide range of living requirements. The existing accommodation includes three excellent double bedrooms, all well proportioned and enjoying good levels of natural light.

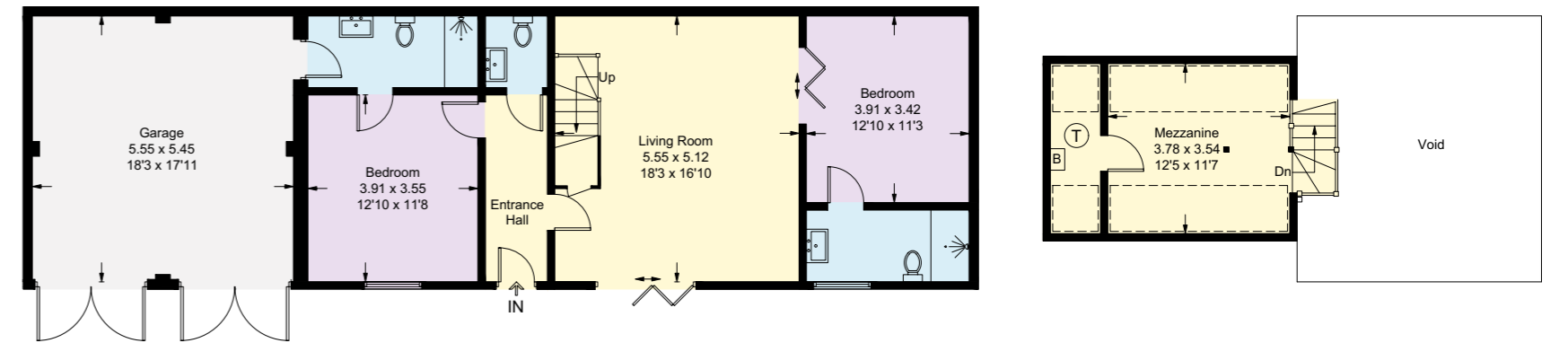
There are two spacious reception rooms, comprising a comfortable drawing room and a separate dining room, both providing flexible and well-balanced living and entertaining space. The kitchen connects seamlessly with the dining room, creating a natural flow that works particularly well for everyday living and hosting. Overall, the layout is practical and balanced, equally suited to family life or retirement living.

In addition, the exceptional size and configuration of the grounds present considerable potential. Subject to the necessary planning consents, the property could benefit from substantial extension, remodelling or complete redevelopment, offering the opportunity to create a significant future home tailored to individual requirements.





Main House



Ancillary Dwelling

Ancillary Dwelling First Floor

Approximate Gross Internal Area = 142.4 sq m / 1533 sq ft
 Ancillary Dwelling = 129.2 sq m / 1391 sq ft
 Total = 271.6 sq m / 2924 sq ft (Including Garages)

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.

ANCILLARY DWELLING

Constructed as recently as 2021, you will find outstanding ancillary accommodation finished to an exceptional standard throughout. Designed to offer independence while complementing the main house, it represents a significant additional asset.

The ancillary dwelling features a spacious and well appointed drawing room, creating a comfortable central living space. There are two generous double bedrooms, each served by its own stylish en suite bathroom, with the principal bedroom further benefiting from air conditioning for year round comfort. A mezzanine level on the first floor offers a highly versatile additional area, ideal for use as a home office, studio or quiet retreat, perfectly suited to modern multi generational living.





GARDEN AND GROUNDS

The property is approached via a private road, immediately enhancing the sense of privacy and exclusivity. A generous driveway provides parking for multiple vehicles, complemented by both a single integral garage and a double integral garage, offering exceptional options for vehicle storage and secure ancillary space.

The grounds are well maintained and thoughtfully arranged, planted with a variety of established trees and plants that create an attractive and mature setting. From the property there are beautiful open views across to Thorneycroft Wood, delivering a distinct feeling of countryside living while remaining conveniently close to a wide range of local amenities.

The combination of level grounds, outlook and overall plot size presents a rare opportunity. The site lends itself to the creation of a substantial future home with ancillary accommodation, subject to the necessary consents, making this an exceptional and highly versatile plot within an increasingly sought-after location.



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: G

Tenure: Freehold

Directions

What3Words (entrance to the lane): ///ropes.critic.oldest

What3Words (entrance to the property): ///nods.shakes.resort

Postcode: GU1 1XJ

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

We would be delighted
to tell you more.

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