



DAPDUNE ROAD

Guildford, Surrey



A MODERN THREE BEDROOM VICTORIAN HOME SET ON A HIGHLY DESIRABLE RESIDENTIAL ROAD

Summary of accommodation

Lower Ground Floor: Office

Ground Floor: Drawing room | Kitchen/dining/breakfast room

First Floor: Double bedroom with en suite bathroom | Second bedroom

Second Floor: Principal suite with en suite shower room

Garden and Grounds: A beautifully maintained entertaining terrace with
a contemporary louvred pergola, ideal for year-round outdoor dining
An attractive, low-maintenance garden featuring established planting and raised borders

Distances: Guildford's High Street 0.6 miles, Guildford station 0.6 miles (from 32 minutes to London Waterloo)
London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo), A3 (Guildford northbound) 0.7 miles,
A3 (Guildford southbound) 1.4 miles M25 (Junction 10) 8.4 miles, Heathrow Airport 23.6 miles, Gatwick Airport 26 miles,
Central London 31.1 miles (All distances and times are approximate)

SITUATION

Living on Dapdune Road provides an excellent opportunity to enjoy the very best of Guildford. Both Guildford Main Line and London Road stations are within easy walking distance, offering excellent connectivity for commuters travelling to London and beyond. The town’s bustling High Street is also nearby, with its wide array of shops, cafes, restaurants and everyday amenities, while a local supermarket is conveniently located just moments from the property.

For those who enjoy the outdoors, Stoke Park is within a short stroll and offers extensive green space, tennis courts and mini golf, making it ideal for recreation and relaxation alike. Guildford Spectrum Leisure Complex is also easily accessible, providing a comprehensive range of fitness and leisure facilities including swimming pools, gyms and sports courts.

Despite its central and highly connected setting, Dapdune Road enjoys a welcoming residential feel. Combining excellent transport links, convenient amenities and access to open green spaces, it is a location that perfectly balances everyday practicality with an enjoyable lifestyle.

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, Worplesden Golf Club.





THE PROPERTY

Beautifully presented throughout, this attractive Victorian home offers stylish and well-balanced accommodation arranged over four floors, combining period character with high-quality contemporary finishes.

The ground floor features an elegant drawing room to the front of the property, centred around a wood-burning stove and complemented by bespoke shelving and a large bay window that fills the room with natural light. To the rear, a superb open-plan kitchen/dining/breakfast room forms the heart of the home. The kitchen is fitted with an attractive range of shaker-style cabinetry, stone worktops and integrated appliances, while roof glazing and glazed doors create a wonderfully bright and airy environment. The dining and breakfast areas provide ample space for both everyday family living and entertaining.

On the lower ground floor, a versatile office provides valuable additional accommodation, ideally suited to home working, fitness, or as comfortable guest accommodation when required.

The first floor comprises two bedrooms. A generous double bedroom benefits from a beautifully appointed en suite bathroom, while a further well-proportioned bedroom completes the accommodation on this level.

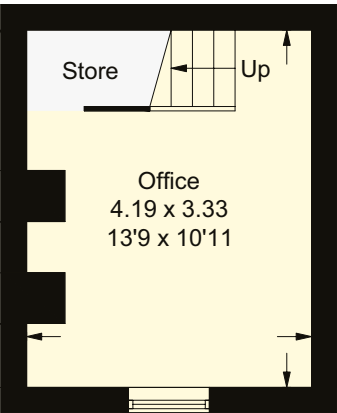
Occupying the entire second floor, the impressive principal suite offers a peaceful retreat. The spacious bedroom is complemented by fitted storage and a luxurious en suite shower room, providing an ideal principal bedroom arrangement.

Immaculately presented throughout, the property combines timeless Victorian character with elegant contemporary interiors, creating a stylish and highly functional home of exceptional quality.

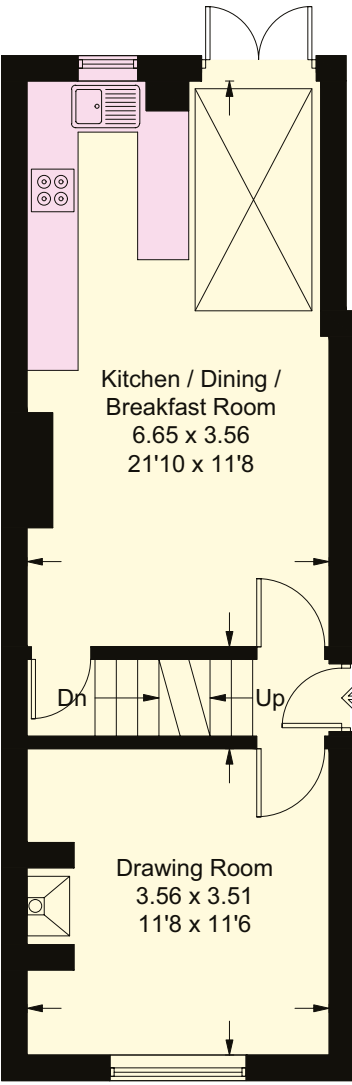


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

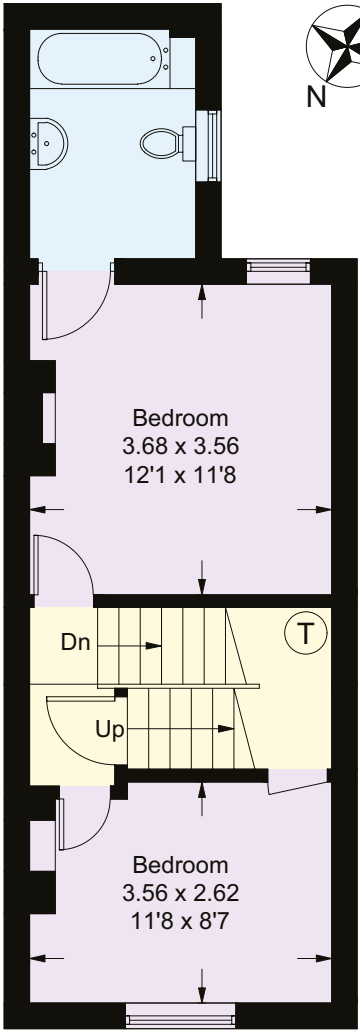
= Reduced headroom below 1.5m / 5'0"



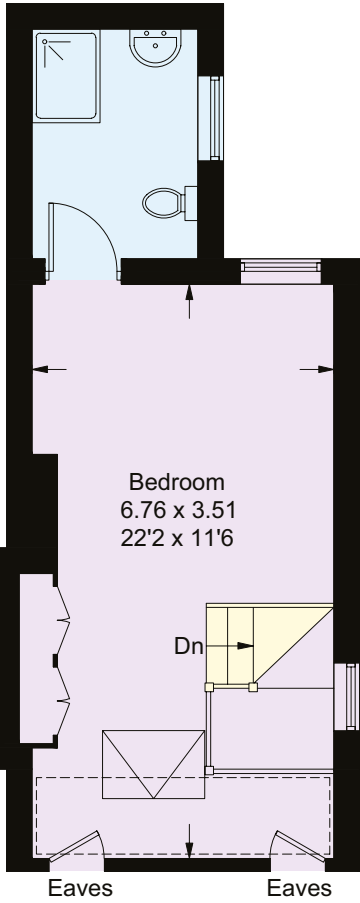
Lower Ground Floor



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area
120.7 sq m / 1,299 sq ft

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 & GROUNDS

The rear garden has been thoughtfully landscaped to create an attractive extension of the living space and enjoys a desirable southerly aspect. A generous terrace immediately adjoins the house, providing an ideal setting for outdoor dining and entertaining, while a stylish louvred pergola offers a versatile sheltered seating area that can be enjoyed throughout the seasons. Beyond, the level lawn is framed by colourful, well-stocked borders and established planting, creating a vibrant and picturesque backdrop. Beautifully maintained and benefiting from excellent levels of natural sunlight, the garden offers a wonderful balance of space, colour and privacy, making it an ideal setting for relaxation and enjoyment.

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 D

Tenure: Freehold

what3words: ///slides.goes.paints

Postcode: GU1 4NY

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



We would be delighted
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