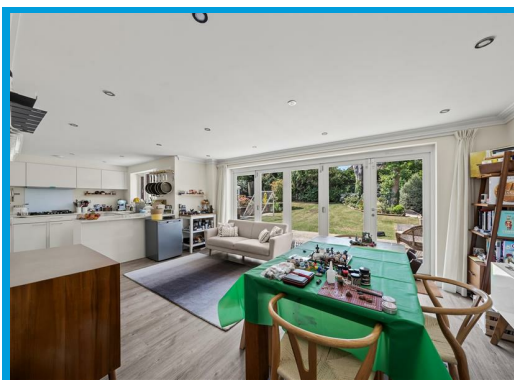




Greencroft, Guildford, Surrey GU1 2SY

Asking Price £1,400,000

Located at the end of a quiet cul de sac within a highly desirable location, this stunning five bedroom recently built detached house falls within the catchment area of top local schools.



Description

Situated within a highly prestigious development in a quiet cul-de-sac, this exceptional five-bedroom detached family home is arranged over three spacious floors and offers an outstanding blend of modern living, generous accommodation, and versatile space.

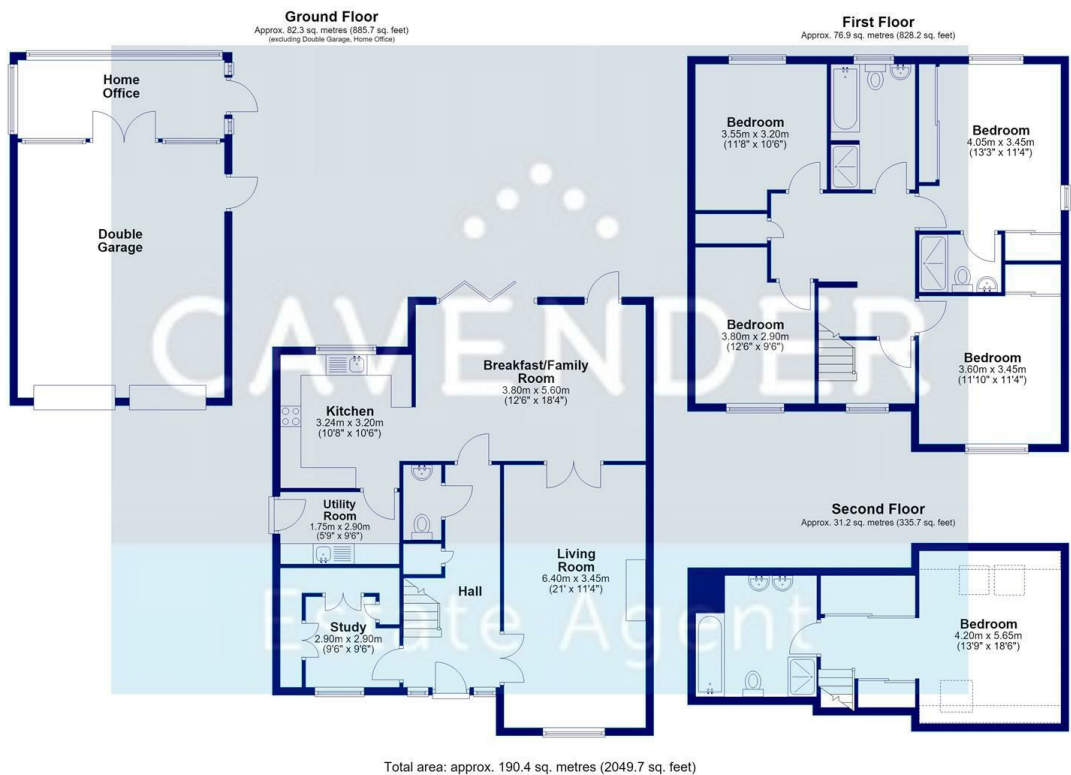
The ground floor features a welcoming entrance hall leading to a spacious living room, a contemporary fitted kitchen with integrated appliances, and a separate utility room with fully fitted appliances. A convenient cloakroom and a study room completes the downstairs accommodation.

The upper floors provide five well-proportioned bedrooms, with two benefiting from stylish en-suite shower rooms, alongside a modern family bathroom serving the remaining bedrooms.

Externally, the property boasts a spectacular private garden with large patio area, ideal for entertaining and family life, together with a double garage and a detached outbuilding offering excellent versatility as a home office, gym, or hobbies room. There is also ample driveway parking for several cars.

Located in one of the area's most sought-after residential locations, the property is within the catchment area of highly regarded local schools, including George Abbot, St Peters St Thomas', and is just a short distance from Guildford town centre, offering an excellent selection of shops, restaurants, leisure facilities, and transport links.

This impressive home presents a rare opportunity to acquire a substantial detached property in an exclusive setting, perfectly suited to modern family living.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	86	91
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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