

WILDERNESS ROAD

Guildford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- No onward chain
- Scope to modernise
- Four bedrooms
- Three separate reception rooms
- Driveway parking
- Detached garage
- Large, established rear garden
- Additional private allotment
- Kitchen with dedicated breakfast area
- Within catchment of several highly regarded schools
- 1 mile to Guildford Station (Guildford Park Road side)

Tenure: Freehold. **Council Tax Band:** E **EPC:** E

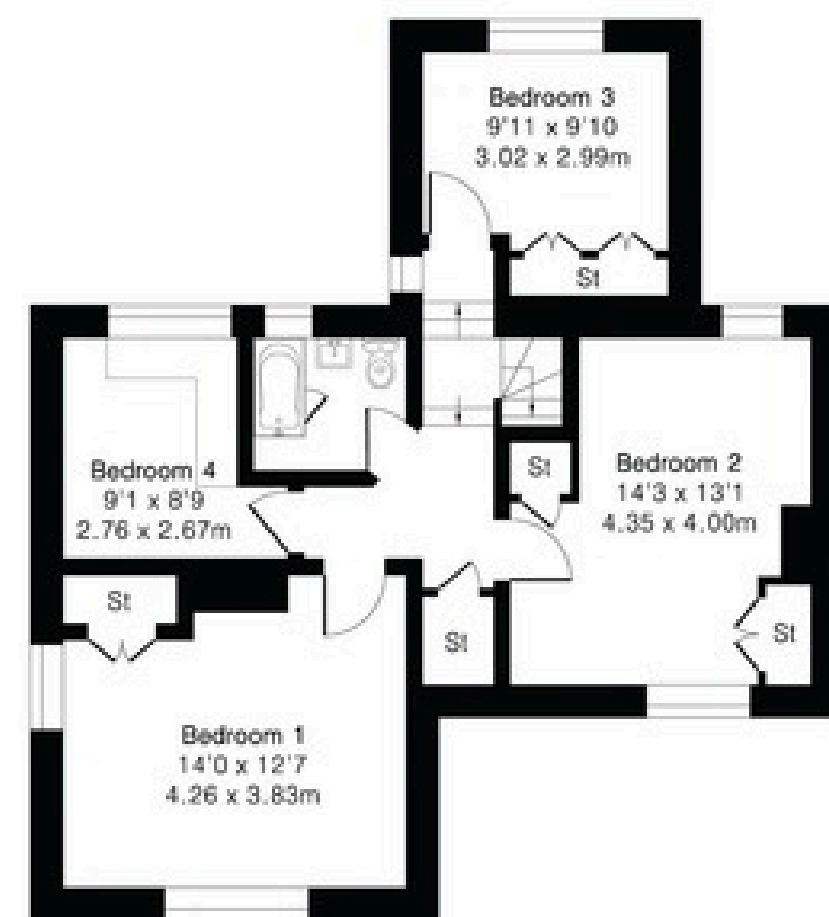


**Approximate Gross Internal Area 1418 sq ft - 131 sq m
(Excluding Garage)**

Ground Floor Area 769 sq ft – 71 sq m

First Floor Area 649 sq ft – 60 sq m

Garage Area 150 sq ft – 14 sq m



First Floor



Garage

Ground Floor



FROM THE AGENT

The opportunity on offer here defines this house. Onslow Village is one of those locations where families tend to put down roots, and here you have a property with the space and plot to think well beyond a straightforward refurbishment.

The house requires modernisation, but that is part of its appeal. The existing accommodation extends to around 1,418 sq ft, excluding the garage, with four bedrooms and three reception rooms already in place. Neighbouring properties also demonstrate how houses here have been extended and adapted over time, giving a useful sense of what could potentially be achieved, subject of course to the relevant consents.

Then there is the outside space. A long rear garden would be a significant asset on its own, but the private allotment beyond is a genuinely unusual addition, particularly somewhere this close to town.

For the right buyer, this property has the fundamentals in place to create a home for the long term.

Warmly,

Iwan

Iwan Hall
Associate



GROUND FLOOR



The ground floor follows a traditional arrangement, with three separate reception rooms giving the house flexibility without asking one space to perform several different roles.

The first living room measures approximately 13'10 x 12'8 and has windows on two elevations, bringing natural light into the room. A fireplace forms a clear focal point.

Across the hall, the second living room measures approximately 14'0 x 9'7. It connects directly with the dining room beyond, creating a useful relationship between the two spaces while retaining some separation.

The dining room has French doors opening directly onto the rear garden. This connection is particularly useful in warmer weather, when the doors can be opened and the room becomes the natural link between the house and the garden.

A shower room sits towards the rear of the ground floor and is fitted with a shower enclosure, WC and wash basin. The current owners also use the room as a practical utility space, with their washing machine and tumble dryer positioned here.

As part of a wider schedule of modernisation, there is an opportunity to reconsider how this space is configured. It could continue to provide useful ground-floor facilities and laundry space, or be incorporated into a broader rethink of the ground-floor layout.

Please note, some rooms have been virtually staged with furniture to illustrate the potential layout of the space; actual property is unfurnished.



KITCHEN & BEAKFAST AREA

The kitchen, located to the rear of the property overlooking the garden has been arranged to provide both cooking, preparation and breakfast areas.

Timber cabinetry runs around the main preparation space, paired with dark worktops and integrated cooking appliances. A peninsula creates further work surface while helping to define the kitchen from the breakfast area.

An exposed brick wall gives the breakfast end its own character and provides a natural position for a table looking out towards the garden. A door opens onto an area of patio with steps leading out into the garden.



ACCOMMODATION

The first floor is arranged around a central landing. The two principal bedrooms are generous doubles, both dual aspect with good natural light. The remaining two rooms give the house useful flexibility, whether retained as bedrooms or adapted over time for working from home.

There is built-in storage across the floor and the bedrooms are served by a modern family bathroom with a bath, WC and wash basin. Together with the shower room downstairs, the house already has bathroom facilities on both levels.

Much like the ground floor, there is scope to approach this part of the house as part of the wider project. The existing arrangement provides a good starting point, while giving the next owner the opportunity to refine the bedrooms, storage and bathrooms around their own requirements.







The amount of outside space is one of the defining features of 4 Wilderness Road. The main rear garden stretches away from the house, creating a long and predominantly level area enclosed by established hedging, trees and planting.

Beyond the main part of the conventional garden, there is something unexpected. The property has its own private allotment, accessed directly from the garden.

It is a distinct area with established growing beds, fruit trees, a greenhouse and sheds. For someone who wants to grow fruit and vegetables, keep a productive garden or simply retain a separate piece of outdoor space, it is an unusual asset.

More importantly, finding this combination of a family house, substantial garden and private allotment while remaining this close to Guildford is rare.

A generous driveway provides off-road parking and leads to a detached garage, giving useful additional space for storage or workshop use.

Combined with the depth of the garden and private allotment beyond, the external space is a significant part of what makes this property such an interesting long-term opportunity.





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