

LANCASTER AVENUE

Guildford, Surrey



A HANDSOME MODERN TOWNHOUSE ENJOYING GENEROUS ACCOMMODATION, MATURE GARDENS AND BALCONY TERRACES

Excellently located just half a mile from Guildford's Upper High Street and the Pewley Meadows.

Summary of accommodation

Lower Ground Floor: Kitchen/breakfast room | Dining room | Utility room | Under stairs storage

Ground Floor: Entrance hall | Drawing room with access to a generous south-west facing balcony terrace
Cloakroom | Integral garage

First Floor: Principal bedroom with en suite bathroom | Double bedroom with balcony terrace and en suite bathroom

Second Floor: Two further double bedrooms | Family bathroom

Garden and grounds: Landscaped rear garden | Driveway parking | UPVC shed

SITUATION

Lancaster Avenue is set within the popular St Luke’s Park, just half a mile from the foot of the Pewley Meadows with access to miles of uninterrupted walking, jogging, and riding opportunities along the spectacular 23-acre Pewley Down Nature Reserve. Less than a mile away is Guildford’s Upper High Street - offering the best of both town and country living.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. 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, University of Surrey.

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: Guildford’s Upper High Street 0.5 mile, Pewley Meadow 0.5 mile, London Road Station, Guildford 0.5 mile (from 47 minutes to London Waterloo), Guildford station 1.2 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.9 miles, A3 (southbound) 2.6 miles, M25 (Junction 10) 9 miles, Heathrow Airport 22.8 miles, Gatwick Airport 26.7 miles, Central London 31.3 miles (All distances and times are approximate).





THE PROPERTY

Constructed as part of the highly regarded St Luke's Park development, 75 Lancaster Avenue is an impressive four-storey townhouse offering spacious and flexible accommodation ideally suited to modern family living.

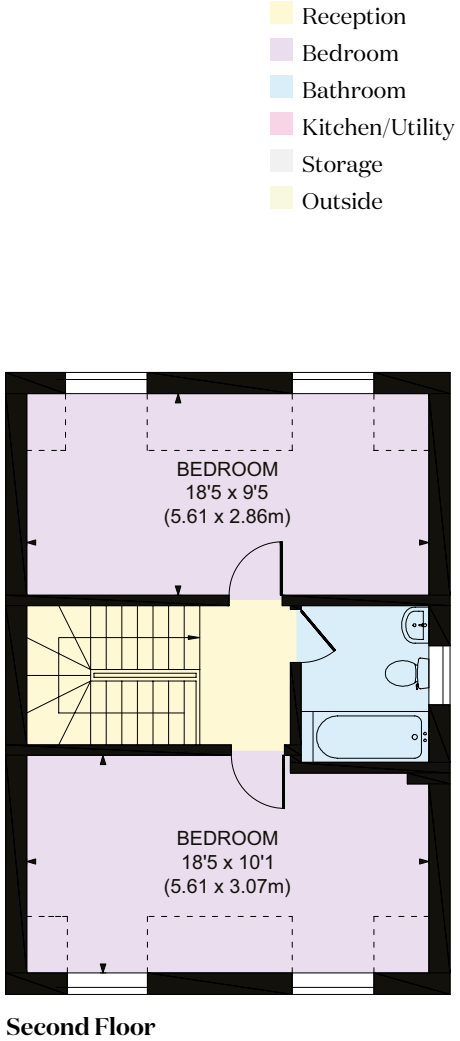
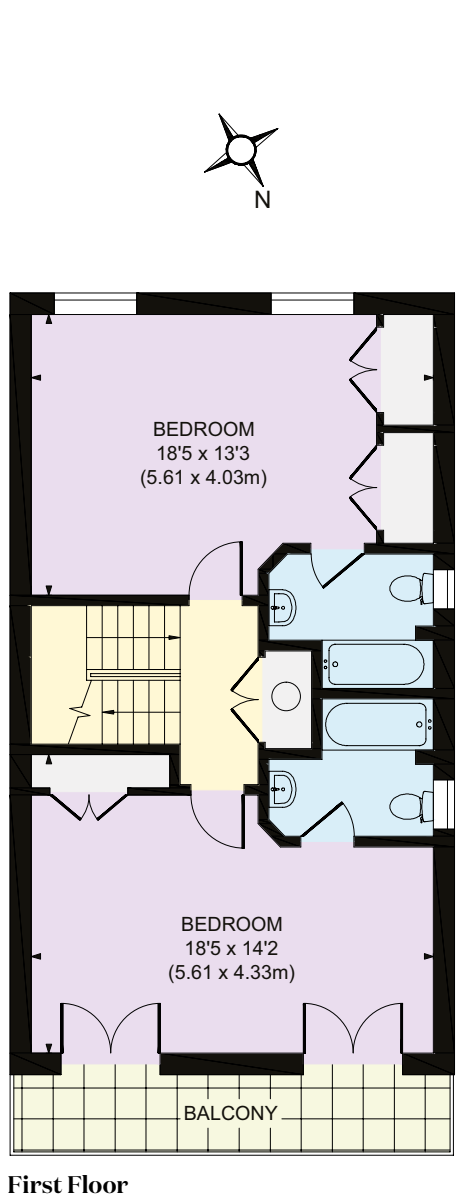
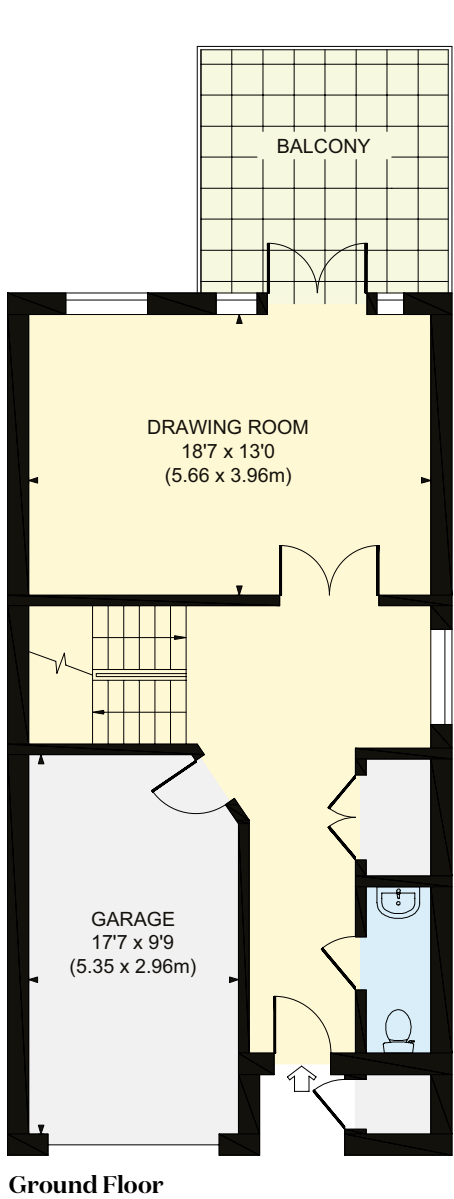
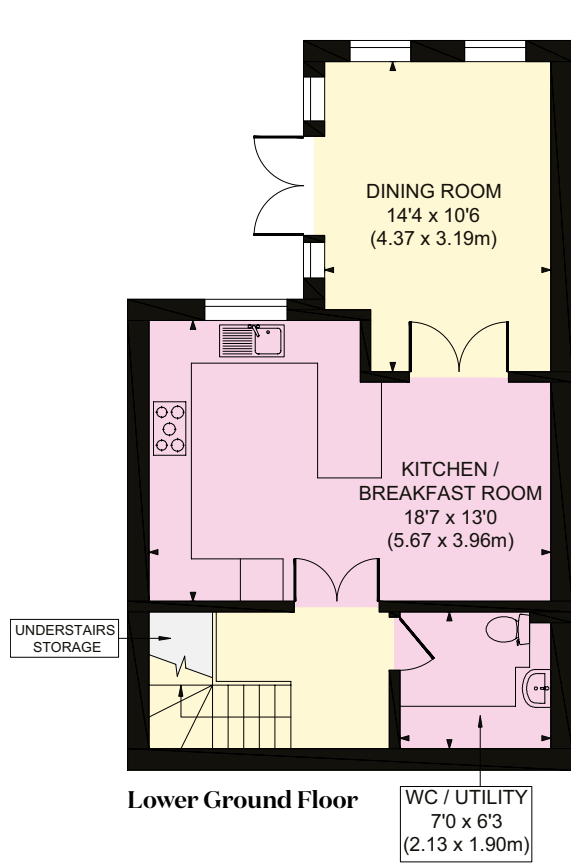
The property is arranged with the principal living spaces across the lower and ground floors. At the centre of the home is a generous kitchen/breakfast room, complemented by a separate dining room with French doors opening directly onto the rear garden, creating an excellent space for both everyday living and entertaining.

On the ground floor, the substantial drawing room enjoys elevated views across the surrounding area and opens onto a large south-west facing balcony terrace, providing an ideal setting for al fresco dining or enjoying the afternoon and evening sun. An entrance hall, cloakroom and integral garage complete this level.

The upper floors accommodate four well-proportioned double bedrooms. The principal bedroom benefits from an en suite bathroom and generous built in storage, while a further bedroom enjoys a private balcony terrace and en suite facilities. Two additional double bedrooms are served by a family bathroom. These bedrooms can also serve as studies depending on the needs of the incoming purchaser.

Combining generous accommodation, attractive outdoor space and a highly convenient position close to Guildford town centre, the property offers an excellent opportunity to enjoy both town and country living.





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

Approximate Gross Internal Area
 Main House 2,133 sq. ft / 198.24 sq. m
 Garage 166 sq. ft / 15.51 sq. m
 Total 2,299 sq. ft / 213.75 sq. m

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 AND GROUNDS

The rear garden is a delightful and well-established outdoor space, enjoying a high degree of privacy and a wonderfully leafy backdrop. Thoughtfully planted and beautifully mature, it features an abundance of shrubs, flowering plants and specimen trees, creating a peaceful, cottage style atmosphere throughout the seasons whilst also benefiting from a gate allowing rear access to the property. To the front of the property, a driveway provides off-street parking and access to the integral garage.

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 C

Council Tax Band: G

Tenure: Freehold

Directions

What3Words: [///vote.vouch.snail](#) | **Postcode:** GU1 3JR

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



Clients photos of the garden in bloom



We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2026. Photographs and videos dated July 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com