



ADDISON ROAD

Guildford, Surrey



A BEAUTIFULLY RENOVATED VICTORIAN HOME MOMENTS FROM GUILDFORD'S UPPER HIGH STREET

Summary of accommodation

Lower Ground Floor: Basement, currently used as a study/home office

Ground Floor: Kitchen/dining room with bifold doors to attractive walled courtyard | Drawing room | Utility room/cloakroom

First Floor: Principal bedroom | Bedroom | Family bathroom

Second Floor: Bedroom

Garden and grounds: Courtyard | Elevated southwest-facing rear garden providing an opportunity for further landscaping and outdoor entertaining

Distances: Guildford's Upper High Street 643m, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo)
Guildford mainline station 1.1 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.5 miles, A3 (southbound) 2.1 miles
M25 (Junction 10) 8.6 miles, Heathrow Airport 21.9 miles, Gatwick Airport 25 miles, Central London 32.1 miles
(All distances and times are approximate)

SITUATION

Addison Road is less than 650m from Guildford's Upper High Street but also offers ample walking opportunities on your doorstep with Pewley Downs just 322m in the opposite direction. Pewley Down is a spectacular 23-acre Local Nature Reserve offering views south to St Martha's Hill, Chantry Wood, and beyond.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

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.

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.



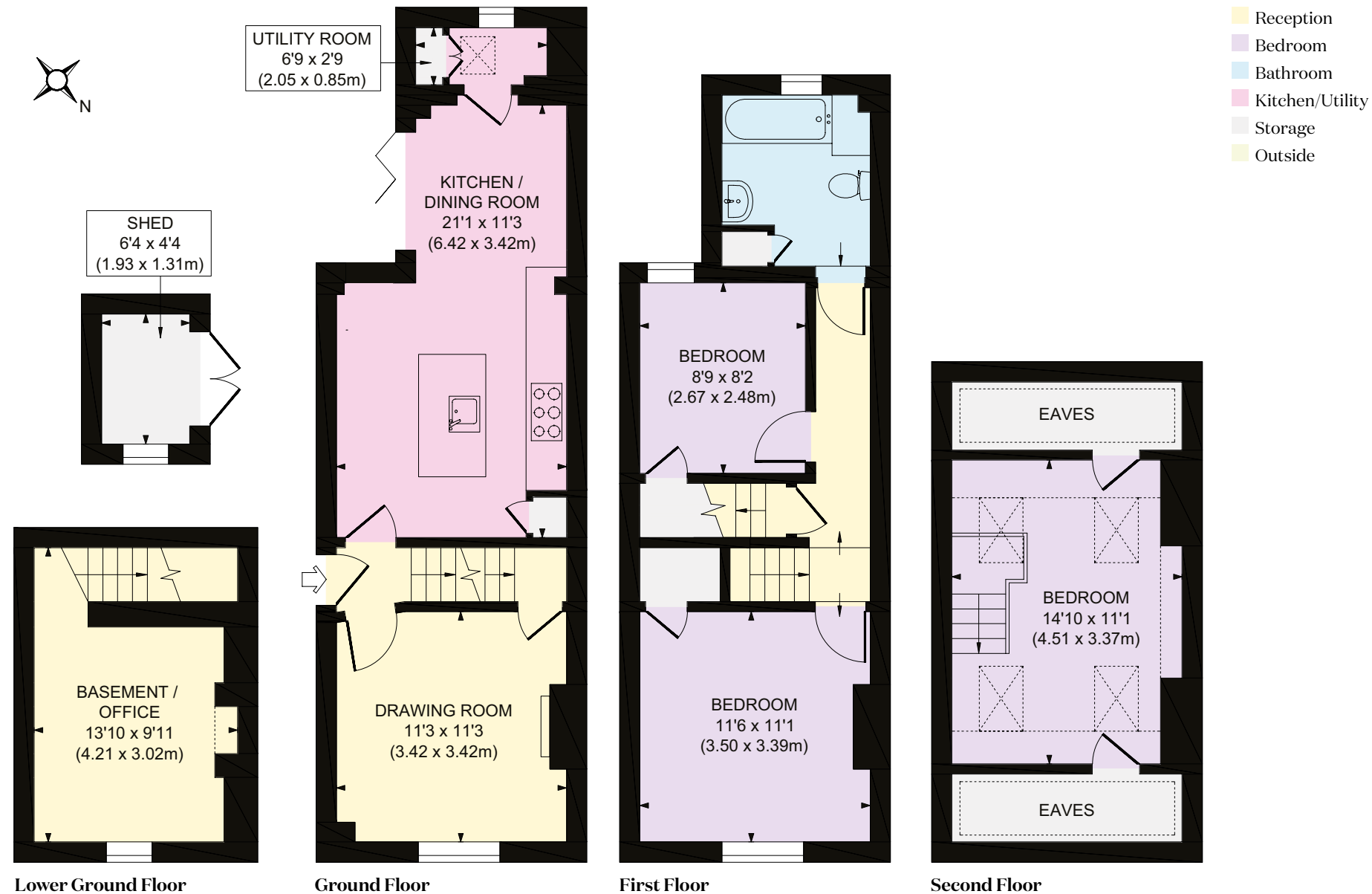
THE PROPERTY

Beautifully renovated throughout, this attractive Victorian home offers stylish and versatile accommodation arranged over four floors, combining period character with contemporary design in one of Guildford's most desirable residential settings.

Thoughtfully updated by the current owners, the property provides well-balanced family accommodation approaching modern living requirements while retaining much of its original charm. The heart of the home is the superb kitchen/dining room, fitted with an elegant bespoke shaker-style kitchen centred around a substantial island and complemented by stone flooring and quality integrated appliances. Bi-fold doors create a seamless connection to the garden beyond and allow excellent natural light to flood the space.

The lower ground floor offers a valuable and flexible study, ideal for home working. The upper floors comprise three bedrooms and a family bathroom, including a generous principal bedroom and a newly created second-floor bedroom with useful eaves storage and elevated outlooks across the surrounding area.





Approximate Gross Internal Area
 Main House 1,058 sq. ft / 98.29 sq. m
 Shed 27 sq. ft / 2.52 sq. m
 Total 1,085 sq. ft / 100.81 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

Externally, the property enjoys a private rear garden providing a wonderful opportunity for further landscaping and outdoor entertaining. The attractive period façade creates an impressive first impression, while the location places Guildford High Street, London Road station and the open spaces of Pewley Downs all within easy reach.

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

Directions
What3Words: ///polite.claim.echo
Postcode: GU1 3QQ

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



We would be delighted
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