

35 RIDGEMOUNT

Guildford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- 5 bedrooms
- Kitchen / breakfast / dining room with views
- 2 reception rooms
- Fully renovated throughout by the current owners
- Southwest-facing garden
- Off-street parking
- Garage / utility room
- Within walking distance of Guildford train station



Approximate Gross Internal Area 2043 sq ft - 190 sq m (Including Garage)

Ground Floor Area 976 sq ft - 91 sq m

First Floor Area 685 sq ft - 64 sq m

Second Floor Area 382 sq ft - 35 sq m



FROM THE AGENT



35 Ridgemont has been thoroughly renovated by the current owners and provides generous, well-balanced accommodation throughout.

The southwest-facing garden is a real highlight, benefiting from excellent natural light and an elevated outlook that creates a sense of openness rarely found so close to town.

The location, within easy reach of Guildford town centre, well-regarded schools, transport links and recreational facilities, makes this property particularly well suited to family life.

With the added benefit of off-street parking, 35 Ridgemont offers an appealing combination of quality, space and location for buyers seeking a long-term home.

Iwan & Pippa

Iwan Hall & Pippa Barnes
Associates



WELCOME HOME



35 Ridgemount is a fully renovated five-bedroom family home arranged over three floors, offering over 2,000 sq ft of accommodation including an integral garage / utility.

The property features an extended kitchen, breakfast and dining room, two further reception rooms, and an bedroom accommodation arranged over 2 floors.

Outside, the southwest-facing garden with terrace and lawn offers wide reaching views. The property is complimented by off-street parking for several cars to the front.

VERSATILE LIVING SPACES

To the front of the house is a family room with a bay window, feature fireplace and space for a full range of seating. This room would work well as a quieter reception room, or potentially a home office, separate from the main family areas.

The larger sitting room to the rear of the home features a bay window and double doors opening directly onto the rear decking, creating a strong connection to the garden.

The entrance hall offers a WC and additional storage under the stairs.



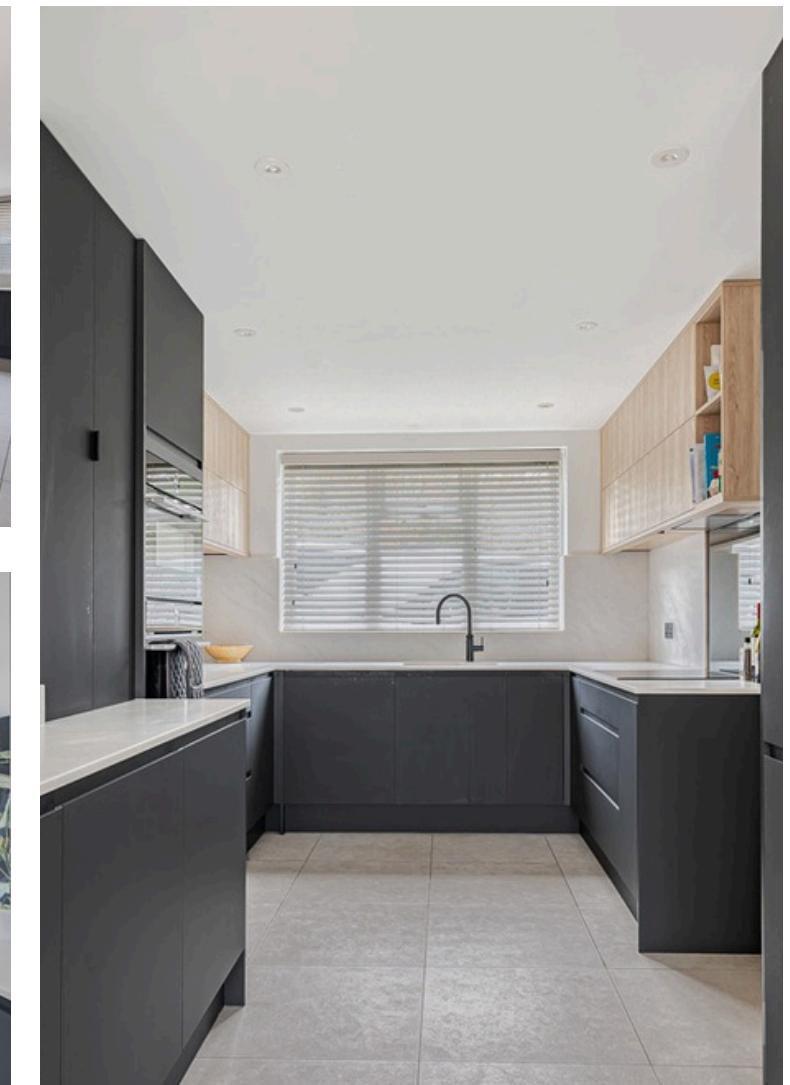
SOCIAL KITCHEN

A true family hub – sociable, practical and beautifully designed

The kitchen is contemporary in style, with a central island, integrated appliances and generous worktop and storage provision.

Full-width sliding doors open directly onto a level paved patio, allowing light to enter the room throughout the day and offering views across the garden and valley beyond.

A further door leads from the kitchen to the garage and utility area, adding a practical route for day-to-day use.



ACCOMODATION

Bedroom accommodation is arranged over the first and second floors, offering flexibility for family life and guests.

The first floor provides four bedrooms served by a modern family bathroom. These rooms are well balanced in size and layout, lending themselves easily to children's bedrooms, guest rooms or home office use.

The second floor is dedicated to the principal bedroom suite. This level offers a sense of separation from the rest of the house, with a generous bedroom, built-in storage and an en suite bathroom.





GARDEN & OUTLOOK



The rear garden faces southwest and enjoys excellent afternoon and evening light.

A level paved patio sits directly off the kitchen and is accessed via sliding doors, creating a natural extension of the living space and an ideal area for outdoor dining and entertaining.

The patio is complimented by an area of decking that is under-lit - making this an ideal spot for some al-fresco dining and entertaining.

Beyond, the garden opens out to lawn and enjoys wide-reaching views across the valley towards The Mount.

To the front, the property has an in & out driveway offering off street parking for several cars and access to the garage.





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