

FLAT 1, FARNHAM HEIGHTS

Guildford



Chantries
& Pewleys

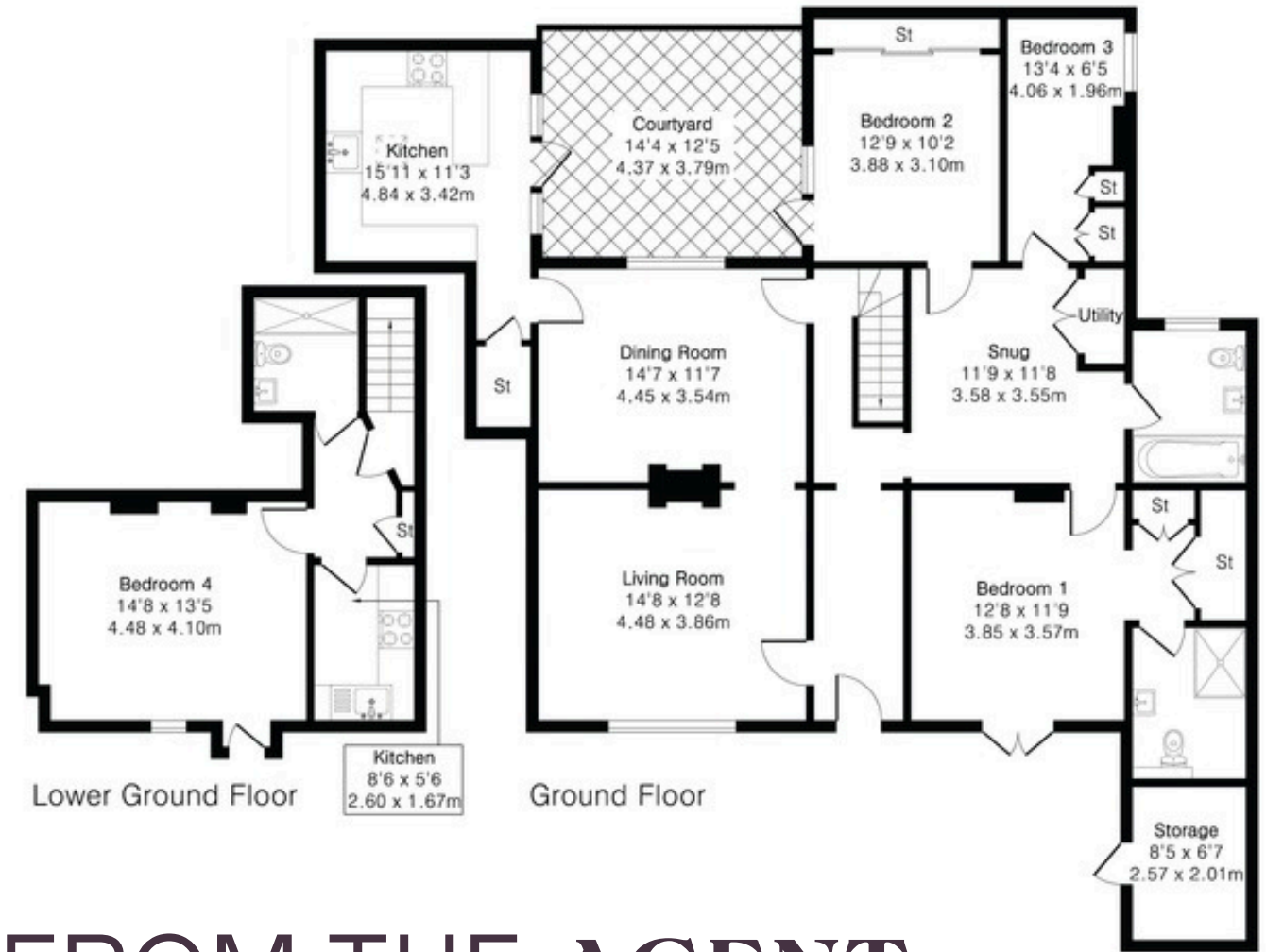
ESTATE AGENTS



Approximate Gross Internal Area 1742 sq ft - 162 sq m

Lower Ground Floor Area 332 sq ft – 31 sq m

Ground Floor Area 1410 sq ft – 131 sq m



AT A GLANCE

- 4 bedroom duplex apartment
- Contemporary kitchen
- Private rear courtyard
- Terraced garden to the front
- Formal sitting room
- Self-contained lower ground floor accommodation
- Residents' parking
- Close to Guildford High Street
- Within walking distance of Guildford Station



FROM THE AGENT

This is not a typical apartment.

Arranged over two levels within an elegant period building, the layout provides genuine separation between living and bedroom space, with the added advantage of lower ground floor accommodation that works equally well as a fourth bedroom, guest suite or independent workspace.

The reception rooms retain their original ceiling height and proportions. The living room centres around a fireplace with log burner, while the modern kitchen opens onto the rear courtyard garden creating an easy flow for everyday living and entertaining.

Outside, the private rear courtyard offers sheltered, low-maintenance outdoor space – rare for apartments so close to the town centre.

For buyers who want scale, character and walkable convenience without committing to a full house, this is a compelling option.

Chris

Chris Dean,
Director



WELCOME HOME



Located just off one of Guildford's most established residential roads, Farnham Heights is a period property converted into a small number of bespoke apartments.

This apartment occupies a substantial portion of the property and is arranged over two floors whilst maintaining the buildings architectural presence.

The mainline station provides a fast and frequent service to London Waterloo and Guildford High Street offers a range of independent shops, restaurants, theatres and everyday amenities including a well attended weekly market and monthly Farmers Market. A number of well regarded schools and sporting facilities are close by. For the outdoor enthusiasts, both the Surrey Hills AONB and River Wey are easily accessible.

FLEXIBLE LIVING SPACES

The principal sitting room has notable ceiling height and period detailing, with a marble fireplace and inset log burner creating a natural focal point. It is a calm, well-proportioned room that suits both quiet evenings and larger gatherings.

An arched opening connects through to the dining room, maintaining definition while allowing the spaces to work together. From here, a large window looks out to the courtyard, reinforcing the sense of indoor-outdoor flow.

The kitchen introduces a contemporary finish. Deep navy cabinetry is paired with exposed brickwork and industrial-style lighting. A solid island provides informal seating and additional preparation space. Perfect for catching up with family or hosting friends.

The snug provides useful additional space on this level hosting the utility cupboard and the room could be used for storage, a library or games room.



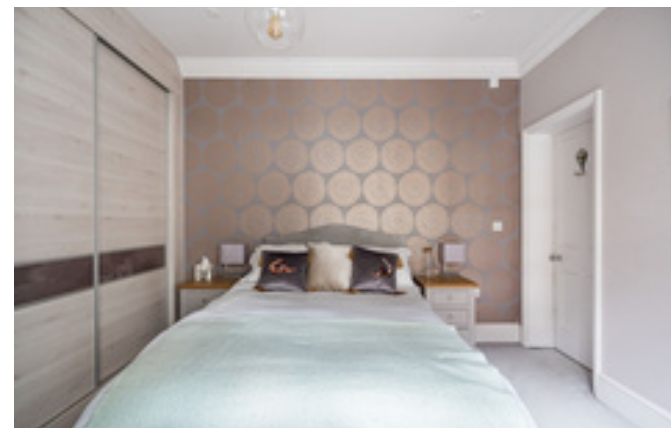
ACCOMMODATION

The duplex arrangement allows the bedroom space to feel distinct from the main reception areas.

There are four bedrooms in total. The principal bedroom is generous, with fitted storage and an en-suite shower room. This room also benefits from a door to the terraced garden and a light, elevated outlook. The fireplace has been thoughtfully re-imagined to create useful built-in storage, retaining a character feature while adding modern practicality.

The additional bedrooms offer flexibility for family use, guests or working from home and bedroom two has a door to the private rear courtyard. A modern family bathroom complements the accommodation on this level.

The lower ground floor provides valuable additional space. Whether used as a fourth bedroom, studio, cinema room or workspace, it adds a degree of versatility rarely found in apartments of this type. The lower ground floor, being self contained with a separate entrance, kitchenette and shower room could also provide an additional source of income.



THE GARDEN



To the rear, the private courtyard is enclosed by attractive flint and brick walls, creating a sheltered and intimate setting.

A door from the kitchen opens directly onto the patio, making it a natural extension of the space. It works particularly well for outdoor dining and evening use, with the surrounding walls offering privacy.

To the front, an elevated terrace provides a second outdoor seating area with a small water feature to one side. This space feels more open and sociable and adds a further layer of flexibility.

Residents' parking is available.





 Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ