



BROADWATER RISE

Guildford, Surrey



A SUBSTANTIAL DETACHED FAMILY HOME SET WITHIN GLORIOUS GROUNDS ON ONE OF GUILDFORD'S MOST DESIRABLE ROADS

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Family room | Kitchen/dining room | Study | Bedroom five/second study | Cloakroom

First Floor: Principal bedroom suite with shower room and dressing room | Three further bedrooms | Family bathroom

Garden and grounds: Established south-facing rear garden | Patio terrace spanning the back of the house
Detached garage | Summer house

In all about 0.435 acres

Distances: Guildford's Upper High Street 0.9 mile, London Road Station, Guildford 0.9 mile (from 47 minutes to London Waterloo), Guildford mainline station 1.6 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.9 miles, A3 (southbound) 2.5 miles, M25 (Junction 10) 8.2 miles, Heathrow Airport 21.5 miles, Gatwick Airport 32.6 miles, Central London 34.8 miles
(All distances and times are approximate)

SITUATION

Broadwater Rise is widely regarded as one of Guildford's most sought-after residential addresses, positioned on the town's sunny south-eastern hillside and known for its generous plots, mature trees and tranquil atmosphere. Despite its peaceful setting, the property is conveniently located within easy reach of Guildford town centre, which offers a comprehensive range of shopping, restaurants, cultural amenities and leisure facilities.

Guildford mainline station provides fast and frequent services to London Waterloo, making the location ideal for commuters. The area is also particularly well placed for access to highly regarded state and independent schools, as well as beautiful open countryside, including the Surrey Hills Area of Outstanding Natural Beauty, with its extensive network of walks, bridleways and outdoor pursuits.

Excellent road connections via the A3 offer swift access to London, the M25, Heathrow and Gatwick airports, further enhancing the property's appeal as a long-term family home combining convenience, quality of life and enduring desirability.

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.



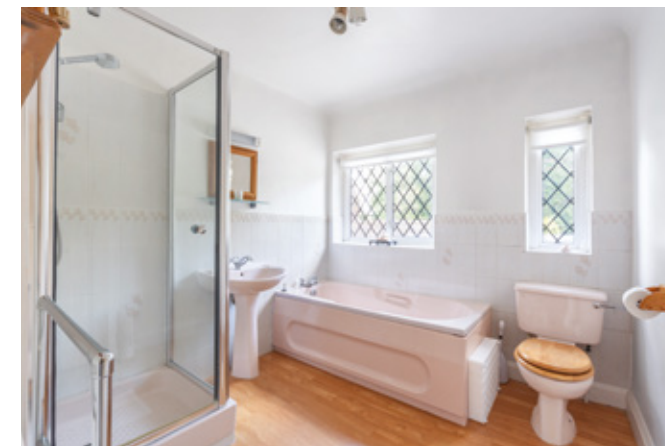
THE PROPERTY

Occupying a generous and private plot on the favoured south-eastern slopes of Guildford, this attractive detached residence offers just under 3,000 sq ft of versatile accommodation surrounded by mature gardens that provide both seclusion and a delightful sense of space.

The house presents with classic architectural character, featuring tile-hung elevations under a pitched roof, complemented by leaded light windows and tall chimneys. Internally, the accommodation is well-balanced and ideal for modern family living, while also offering excellent scope for enhancement or adaptation, subject to the usual consents.

On the ground floor, a welcoming entrance hall leads to a generous drawing room, filled with natural light and ideal for entertaining or relaxing, alongside a comfortable family room offering further flexible living space. The kitchen/dining room, with underfloor heating, creates a natural hub for family meals and social gatherings, with French doors onto a sheltered patio. A bedroom on this level offers flexibility for guests or multigenerational living.

Upstairs, the first floor offers four well-sized bedrooms, including an impressive principal bedroom with en suite and dressing room. The remaining bedrooms are served by a family bathroom.





GARDEN AND GROUNDS

Outside, the grounds are a particular highlight. The beautifully established south-facing rear garden is predominantly laid to lawn and framed by mature trees and hedging, creating a peaceful and private setting. The patio terrace spans the rear of the house, connecting the inside and outside with multiple spaces for outdoor dining and entertaining. A sweeping driveway to the front provides ample off-street parking for several vehicles.

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: G

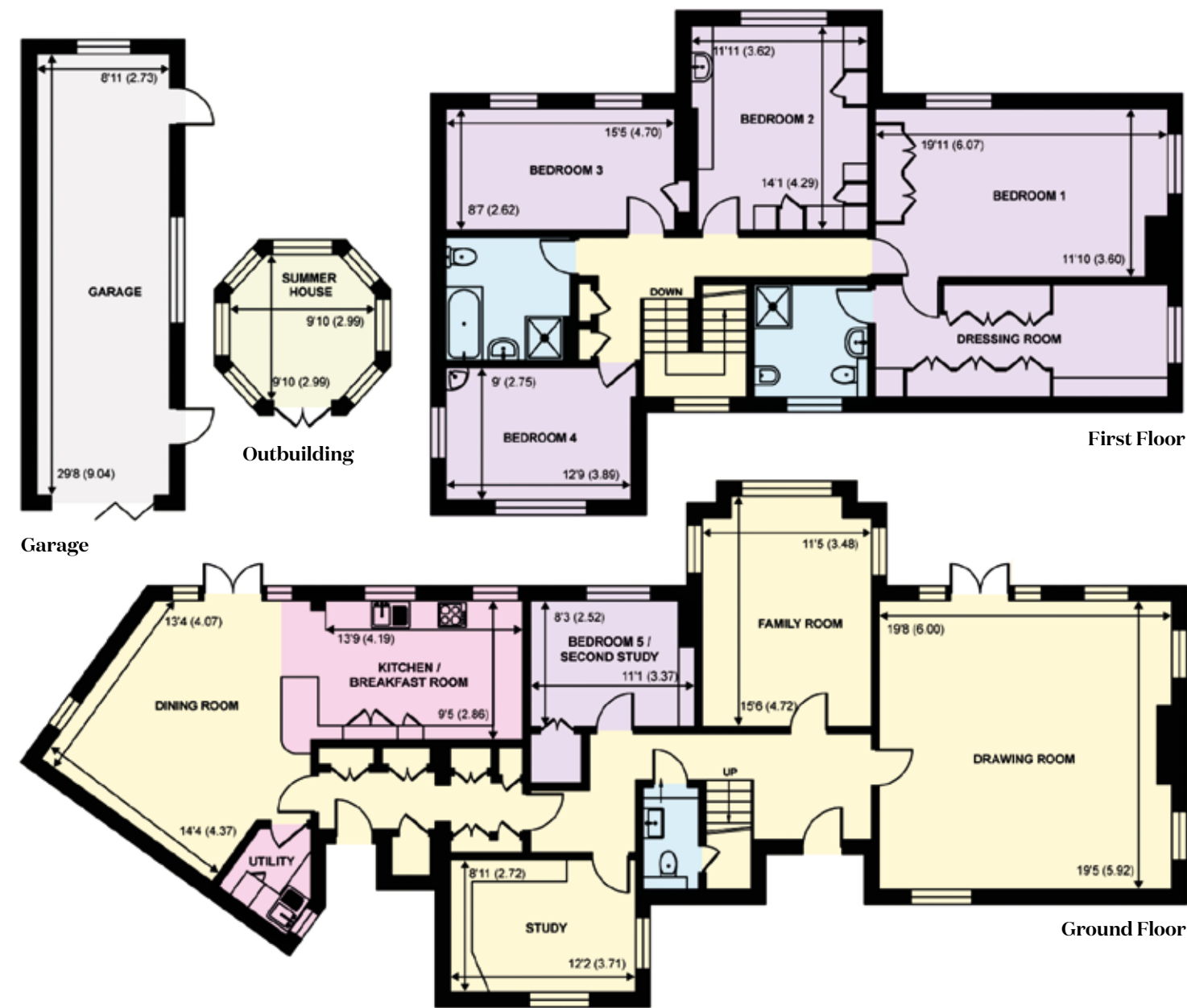
Tenure: Freehold

Directions

What3Words: [///coffee.enter.cats](https://www.what3words.com/enter.cats)

Postcode: GU1 2LA

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



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

Approximate Gross Internal Area = 2593 sq ft / 240.8 sq m
Garage = 266 sq ft / 24.7 sq m
Outbuilding = 83 sq ft / 7.7 sq m
Total = 2942 sq ft / 273.2 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.



We would be delighted
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