



PEWLEY CORNER

Guildford, Surrey



A DETACHED HOUSE WITH EXCEPTIONAL POTENTIAL JUST 350 METRES FROM GUILDFORD HIGH STREET

Set in an elevated position with outstanding views
across Guildford and towards the Surrey Hills

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Kitchen/breakfast room | Dining room | Study | Shower room

First Floor: Four generous bedrooms | Bathroom | Separate WC

Garden and grounds: Two-storey garage with generous storeroom on lower ground floor

Distances: Guildford's Upper High Street 350m, London Road Station, Guildford 0.6 mile (from 47 minutes to London Waterloo)
Guildford mainline station 0.7 mile (from 32 minutes to London Waterloo), A3 (northbound) 1.7 miles, A3 (southbound) 2.2 miles
M25 (Junction 10) 8.7 miles, Heathrow Airport 21.2 miles, Gatwick Airport 34.7 miles, Central London 32.6 miles
(All distances and times are approximate)

SITUATION

Harvey Road is within 350 metres from Guildford High Street but also offers ample walking opportunities on your doorstep with the Pewley Downs just 600 metres from the house along Pewley Hill. Pewley Down is a spectacular 23 acre Local Nature Reserve offering views to St Martha’s Hill, Chantry Wood and beyond with extensive walking routes.

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.



PEWLEY CORNER

Pewley Corner is a detached home occupying a mature and secluded plot in an elevated hillside setting. The house now presents an exciting opportunity for refurbishment and modernisation, allowing an incoming purchaser to create a substantial family residence tailored to their own requirements.

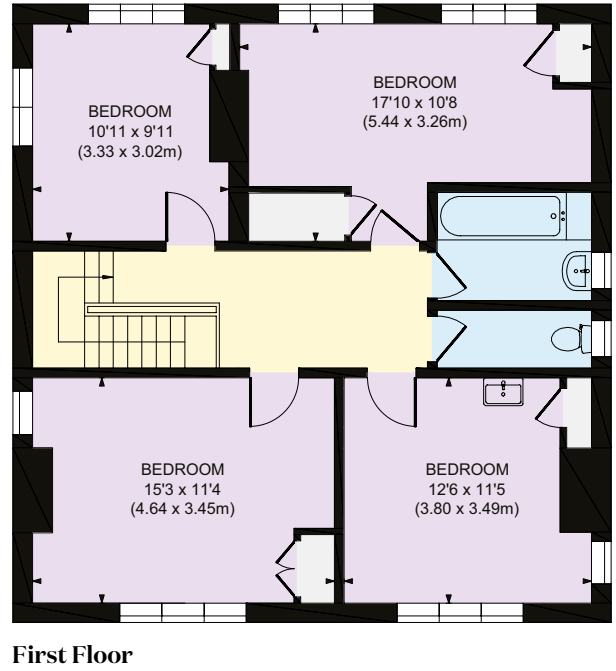
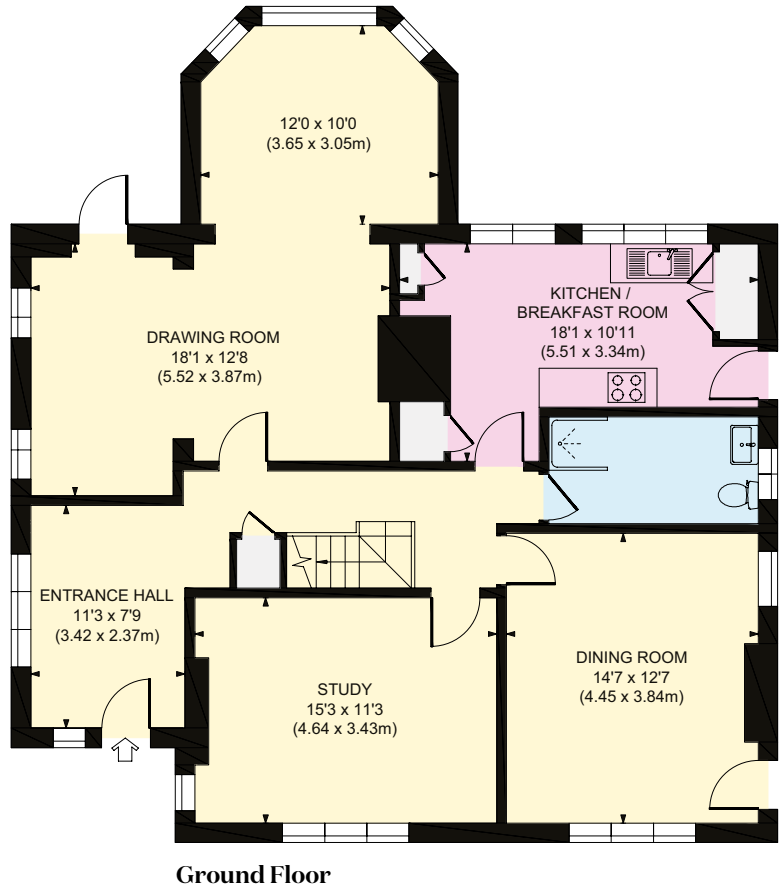
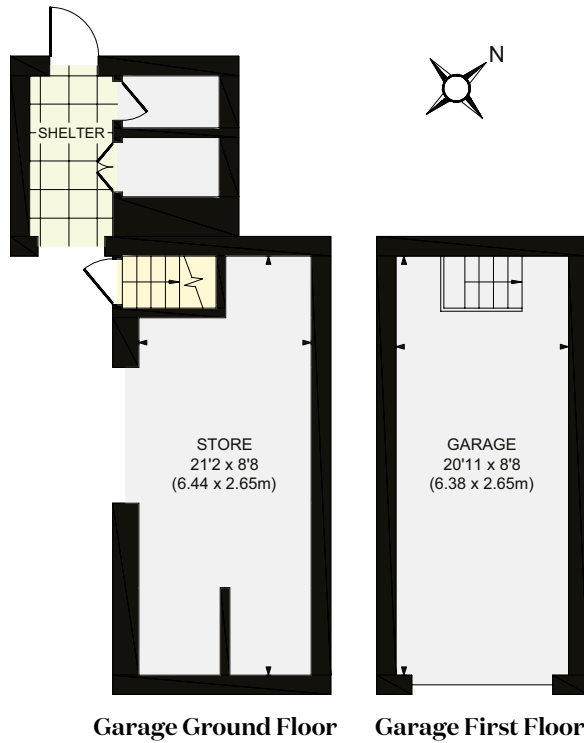
The principal reception rooms are generously proportioned and enjoy excellent natural light, while large windows and the elevated position maximise the property's delightful outlook over the surrounding gardens and across Guildford. The kitchen/breakfast room overlooks the gardens and offers significant scope for redesign and extension, subject to the necessary consents.

On the first floor are four well-proportioned bedrooms served by a family bathroom and separate WC. Several rooms benefit from exceptional long-distance views across the town towards the Surrey Hills, one of the property's defining features.





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



Approximate Gross Internal Area
 Main House 1,977 sq. ft / 183.66 sq. m
 Garage 413 sq. ft / 38.40 sq. m
 Total 2,390 sq. ft / 222.06 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

A particular feature of the property is its wonderfully mature plot. The gardens are richly planted with a variety of established trees, shrubs and secluded seating areas, creating a tranquil and private environment.

The grounds wrap around the house and provide numerous opportunities for landscaping and enhancement. From many areas of the garden there are attractive elevated outlooks through mature greenery, giving the property a unique sense of seclusion.

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: [///decent.exchanges.life](https://www.what3words.com/decent/exchanges/life)

Postcode: GU1 3SG

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



We would be delighted
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