

3 WILDERNESS ROAD

Onslow Village



Chantries
& Pewleys

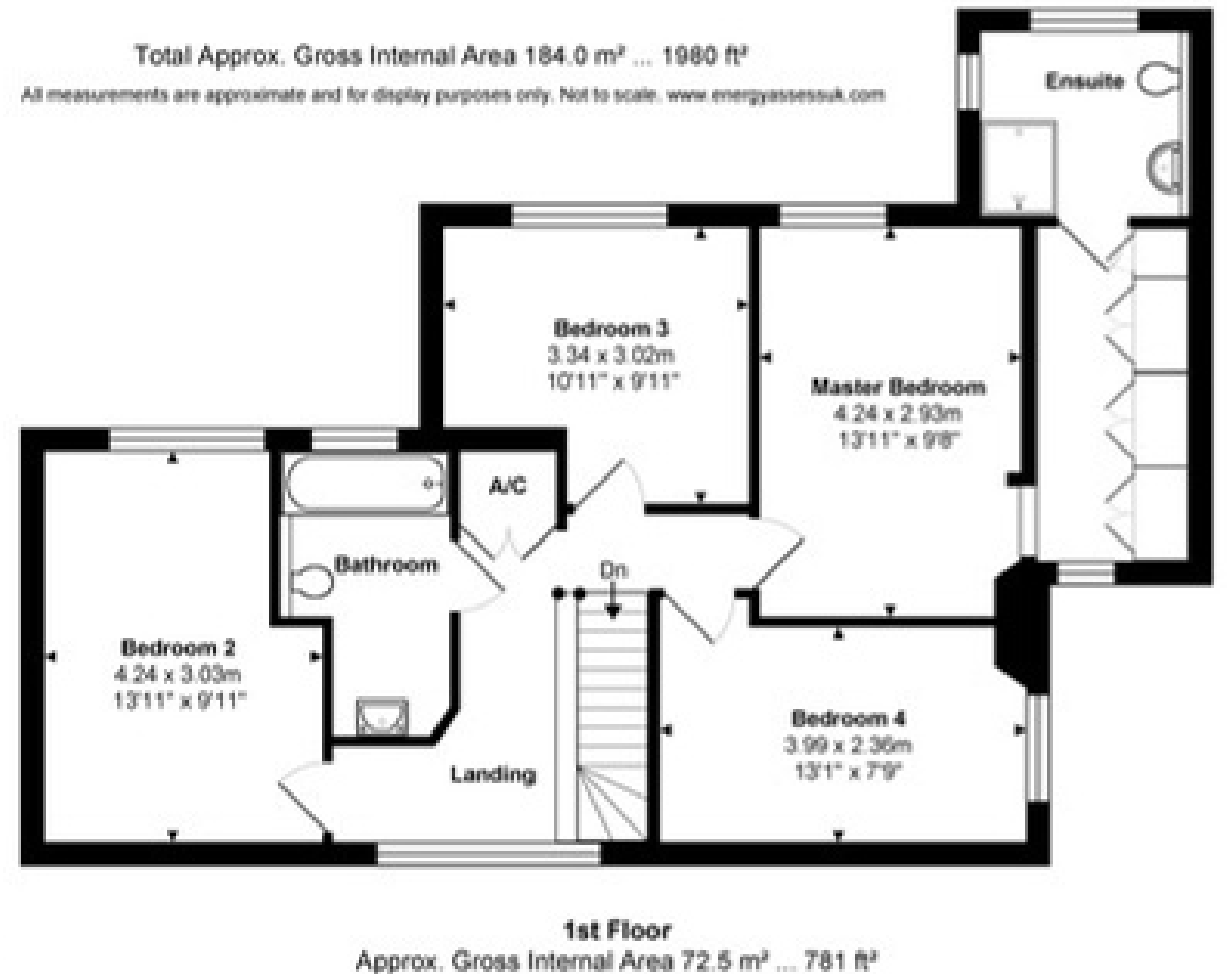
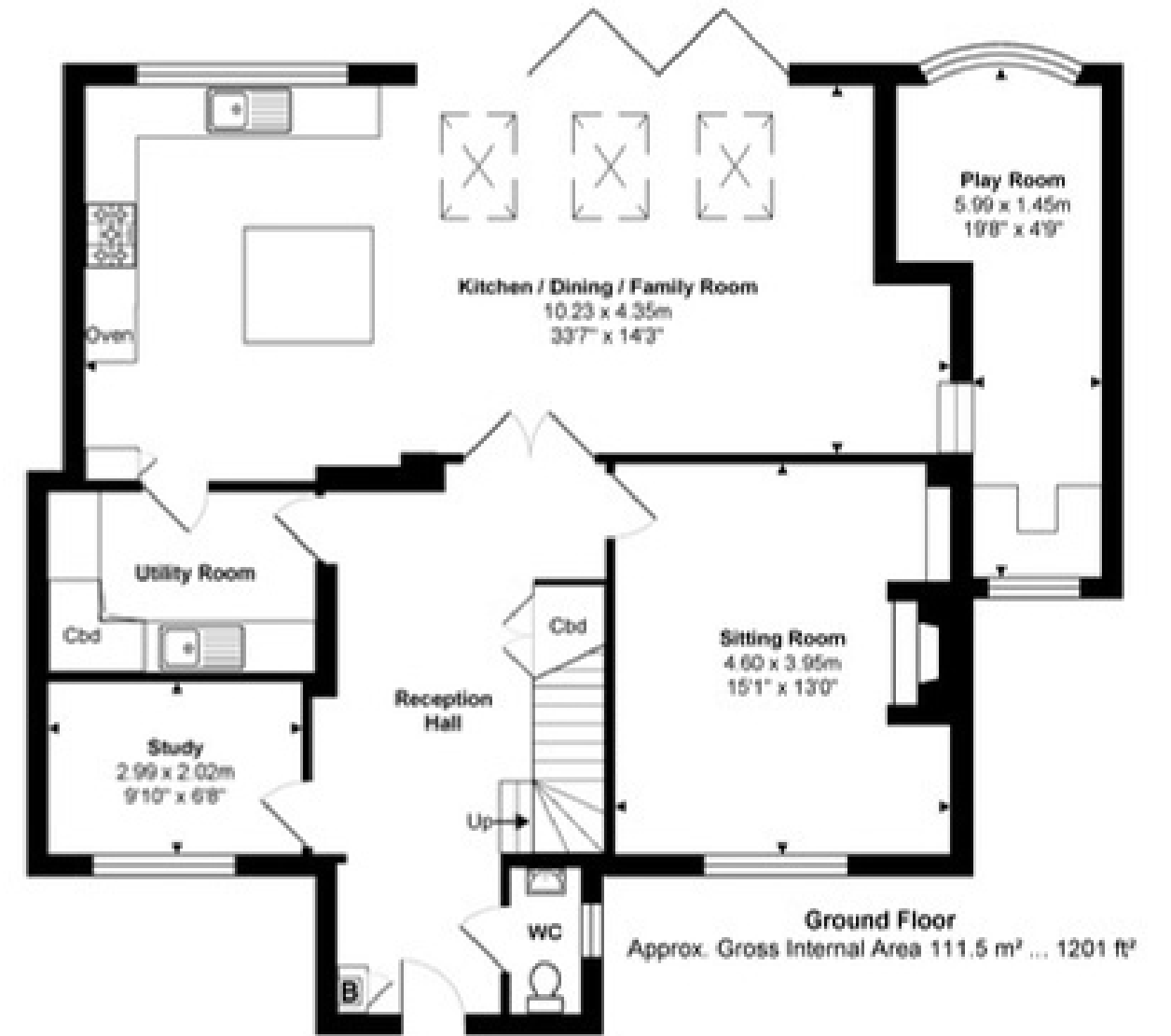
ESTATE AGENTS



AT A GLANCE

- Extended four-bedroom home in Onslow Village
- 33 ft kitchen, dining and family room
- Contemporary kitchen
- Bi-fold doors opening directly onto the garden
- Separate sitting room with log burner
- Dedicated study, playroom and utility room
- Principal bedroom with dressing area and en-suite
- Cobbled driveway with off-street parking
- EV charger
- Close to several highly regarded schools
- 1 mile to Guildford Station (Guildford Park Road side)

Tenure: Freehold. **Council Tax Band:** E **EPC:** D



Total Approx. Gross Internal Area 184.0 m² ... 1980 ft²
All measurements are approximate and for display purposes only. Not to scale. www.energysaversuk.com

FROM THE AGENT



The main strength of this house is the space that has been created across the rear. Rather than simply adding a larger kitchen, the extension has changed how the ground floor is used.

The kitchen sits at one end around a central island, with dining and sitting areas continuing towards the garden. Rooflights bring daylight into the centre of the room, while the bifold doors open almost the full width of the rear elevation. It means the garden is always part of the view and, when the doors are open, the patio becomes a natural continuation of the room.

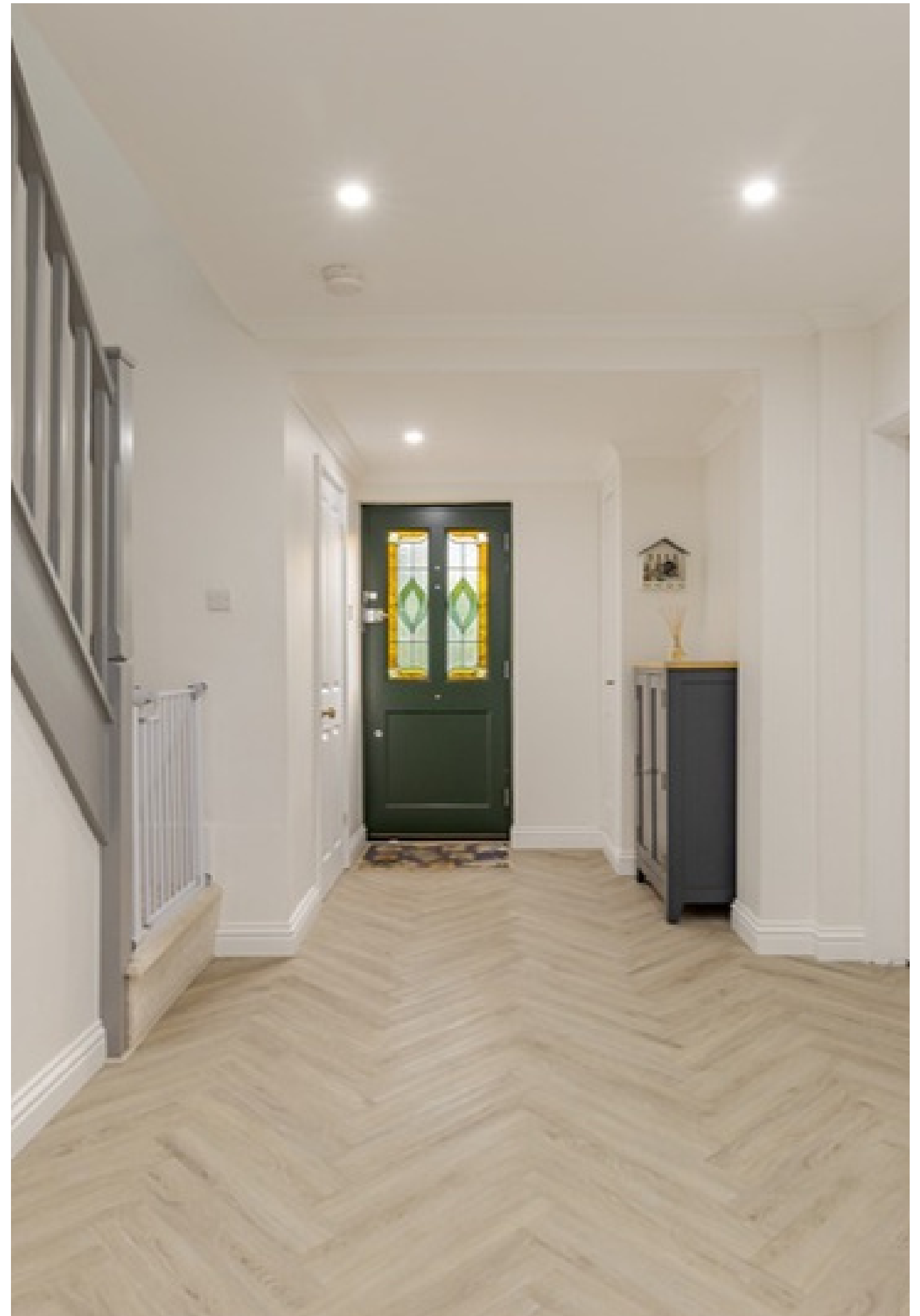
There is still plenty of separation elsewhere. The original sitting room gives you somewhere quieter, while the study and playroom provide useful spaces away from the main family area.

That combination is what works particularly well here. You have a large, sociable everyday space without having to give up the individual rooms that make a family house practical.

Warmly,

Iwan

Iwan Hall
Associate



KITCHEN & LIVING

The welcoming entrance hall sets the tone for the ground floor. Bright and generously arranged, it creates a strong sense of arrival while connecting the principal rooms, with a cloakroom/WC positioned just off the hall.

The living space to the rear is the defining part of the house. Extending to approximately 33'7", it brings the kitchen, dining and informal sitting areas together in one impressive room, while retaining a clear distinction between how each part is used.

At one end, the kitchen is finished with deep blue cabinetry, brass-toned details and crisp quartz worktops. A substantial central island provides generous preparation space and creates a natural focal point. Integrated cooking appliances sit neatly within the cabinetry, with extensive storage around the perimeter and a boiling-water tap among the considered finishing touches.

Beyond the kitchen, the proportions allow for a clearly defined dining area and a separate space for informal seating overlooking the garden.

Natural light is a significant part of the room. Three rooflights sit above the extension, complemented by a wide run of bi-fold doors across much of the rear elevation. The combination draws light deep into the space and gives the kitchen, dining table and seating area an uninterrupted outlook over the garden. Opening the bi-fold doors connects the room directly with the adjoining terrace, extending the dining and living space outside during the warmer months.

A separate utility room with pantry sits alongside the kitchen, continuing the cabinetry and work surfaces while providing dedicated space for laundry, additional storage and a second sink. It keeps the practical side of the house conveniently close, but distinctly separate from the main living space.





The formal sitting room is positioned directly off the hallway and retains the character of a more traditional reception room, with a brick fireplace, timber mantel and log burner forming the focal point, alongside fitted shelving and cabinetry. Its position away from the kitchen and family room gives it a quieter character and allows it to work equally well as a more formal place to sit.

Also accessed from the hallway is a separate study at the front of the house. Its location creates useful separation from the principal living areas, providing a dedicated workspace without taking anything away from the main reception rooms.

At the rear, a playroom sits just beyond the kitchen and family space, reached via three original oak steps. Close enough to remain connected to the main room but sufficiently separate to contain the practicalities of family life, it adds another useful dimension to the ground floor and could adapt to a different purpose as needs change.

Together, these rooms give the house an important degree of flexibility. The large rear extension naturally becomes the centre of day-to-day life, while the formal sitting room, study and playroom provide distinct spaces to work, retreat or spend time separately.

THE GROUND FLOOR

ACCOMMODATION

Bright, light-filled stairs rise from the reception hall to the first floor, where four bedrooms are arranged around the landing.

The master bedroom is set apart by its own dressing room, with fitted wardrobes providing generous storage before leading through to the private en-suite shower room. This separation gives the master suite a more considered arrangement and a clear sense of privacy.

There are two further double bedrooms and a generous single room, accompanied by a contemporary family bathroom with a bath and shower above, wall-mounted WC and vanity storage.





THE GARDEN

Bifold doors lead directly from the main living space onto a paved terrace, giving an immediate place to sit outside without breaking the connection to the kitchen and dining area.

Beyond the terrace, the garden rises through established beds and brick-edged steps to areas of grass. Mature trees, hedging and planting create a leafy backdrop, while a feature flint and brick wall adds structure through the centre of the garden.

There is also a pergola, raised deck and substantial garden shed. To the front, the cobbled driveway extends across much of the frontage and provides parking for several vehicles as well as an EV charger.

THE SETTING

Wilderness Road sits in the heart of Onslow Village, on the western side of Guildford. This is an established residential part of the town with local shops, schools and recreation facilities close at hand.

Onslow Village Recreation Ground is just across the road, with tennis courts, a football pitch and children's playground. Guildford's mainline station is less than a mile away, with direct services to London Waterloo, while the A3 provides access towards the M25 at Wisley.

The house itself is a period home with a white rendered exterior and tiled roof. A beech hedge provides screening to the front, where a broad cobbled driveway gives off-street parking for several cars.





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