



RIVERSIDE

Millbrook, Guildford, Surrey



STYLISH FOUR BEDROOM HOME WITH STUNNING CONTEMPORARY GARDEN JUST 0.3 MILES FROM GUILDFORD HIGH STREET

Summary of accommodation

Ground Floor: Bedroom/gym | Utility room | Shower room

First Floor: Drawing room | Kitchen /breakfast/dining room

Second Floor: Principal bedroom with dressing room and en suite bathroom | Two further double bedrooms | Shared bathroom

Garden and grounds: Underground car parking for two vehicles | Private gated entrance from car park
A beautifully designed private garden, featuring an outdoor kitchen and several seating areas,
ideal for warm weather entertaining | Modern outdoor home office

Distances: Guildford High Street 0.3 mile, Guildford mainline station 0.5 mile (from 32 minutes to London Waterloo)
A3 (southbound) 1.5 miles, A3 (northbound) 1.7 miles, M25 (Junction 10) 9.4 miles, Heathrow Airport 23.5 miles
Gatwick Airport 36.6 miles, Central London 33.6 miles
(All distances and times are approximate)

SITUATION

4 Riverside enjoys a truly outstanding central position, perfectly placed just 0.3 miles from Guildford’s vibrant High Street and approximately 0.5 miles from the mainline station, offering excellent convenience for both day-to-day living and commuting. This exceptional location provides immediate access to an array of boutique shops, restaurants, cafés and bars, creating a lively yet accessible setting right on the doorstep.

Despite its centrality, the property benefits from proximity to a number of picturesque and relaxing outdoor spaces. Shalford Park is just a short stroll away, offering open green spaces ideal for walking, leisure and recreation along the River Wey. The highly regarded Weyside pub and eatery is also within easy reach, providing a popular spot for dining and socialising. For those seeking culture and entertainment, the renowned Yvonne Arnaud Theatre is close by, adding to the appeal of this well-rounded location. Overall, 4 Riverside presents a rare opportunity to enjoy superb connectivity combined with excellent amenities in a highly desirable setting.

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

4 Riverside is approached via its own private gated entrance from the car park, providing an added sense of security and privacy rarely found in such a central location. As you approach the front door, newly installed panelling with integrated LED lighting creates an inviting and contemporary arrival, immediately setting the tone for the stylish interior beyond.

You enter directly onto the first floor, where a substantial and beautifully light drawing room greets you, offering a superb space to relax and unwind in the evenings or to entertain guests. Across the hallway, the modern kitchen is both well-appointed and thoughtfully designed, enjoying a pleasant outlook over the garden as well as a Juliet balcony, allowing natural light to flood the space and enhance the connection to the outdoors.

On the ground floor, a generous and highly versatile room is currently arranged as a home gym, though it could easily function as a guest suite or an ideal retreat for an older child seeking independence. This level is further complemented by a well-equipped utility room and a smart shower room, providing excellent practicality and convenience.

The second floor continues to impress, with an attractive principal suite featuring fitted wardrobes, a full-sized dressing room and a sleek en suite bathroom. Two further double bedrooms are served by a contemporary family bathroom.

Overall, 4 Riverside offers a rare opportunity to acquire a stylish and well-balanced home, finished to a high standard and perfectly suited to modern family living.





GARDEN AND GROUNDS

The property further benefits from two underground parking spaces, accessed via a secure gated entrance, offering both convenience and peace of mind in this highly central setting.

The gardens are, without doubt, a standout feature and arguably one of the most stylish outdoor spaces available within Guildford town centre. Expertly designed and thoughtfully curated, the garden has been fully optimised to create a truly impressive extension of the living space. At its centre is a stunning outdoor kitchen, perfectly equipped for entertaining and hosting barbecues during the warmer months, creating an exceptional social hub.

The garden’s full potential has been unlocked, with integrated speakers, a retractable awning and electric heaters ensuring the space can be enjoyed comfortably both day and night, whatever the season. Multiple seating areas have been carefully arranged across different levels, providing a variety of spots to relax, dine or entertain while enjoying the sun throughout the day.

To the rear, a fully insulated and stylishly modernised garden studio offers a superb home office environment, though it could equally be utilised as a creative studio or retreat.

Altogether, this remarkable garden is a true showpiece, perfectly blending practicality with contemporary design.





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 C

Council Tax Band: G

Tenure: Share of Freehold

Service charge: £4500 per annum.

Directions

What3Words: ///sands.winner.define (entrance to car park)
///asks.beyond.spark (property)

Postcode: GU1 3XD

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





Approximate Gross Internal Area
Main House 1,786 sq. ft / 165.93 sq. m
Outbuilding 161 sq. ft / 15.00 sq. m
Total 1,947 sq. ft / 180.93 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.



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