

# BRAY ROAD

Guildford



Chantryes  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

- 5 Bedrooms
- 3 Bathrooms
- Open Plan Sitting Room
- Open plan kitchen/dining area
- Arranged over 3 floors
- Landscaped Rear Garden
- Residents parking
- 0.3 miles to Guildford Train Station
- 0.7 miles to Guildford High Street

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

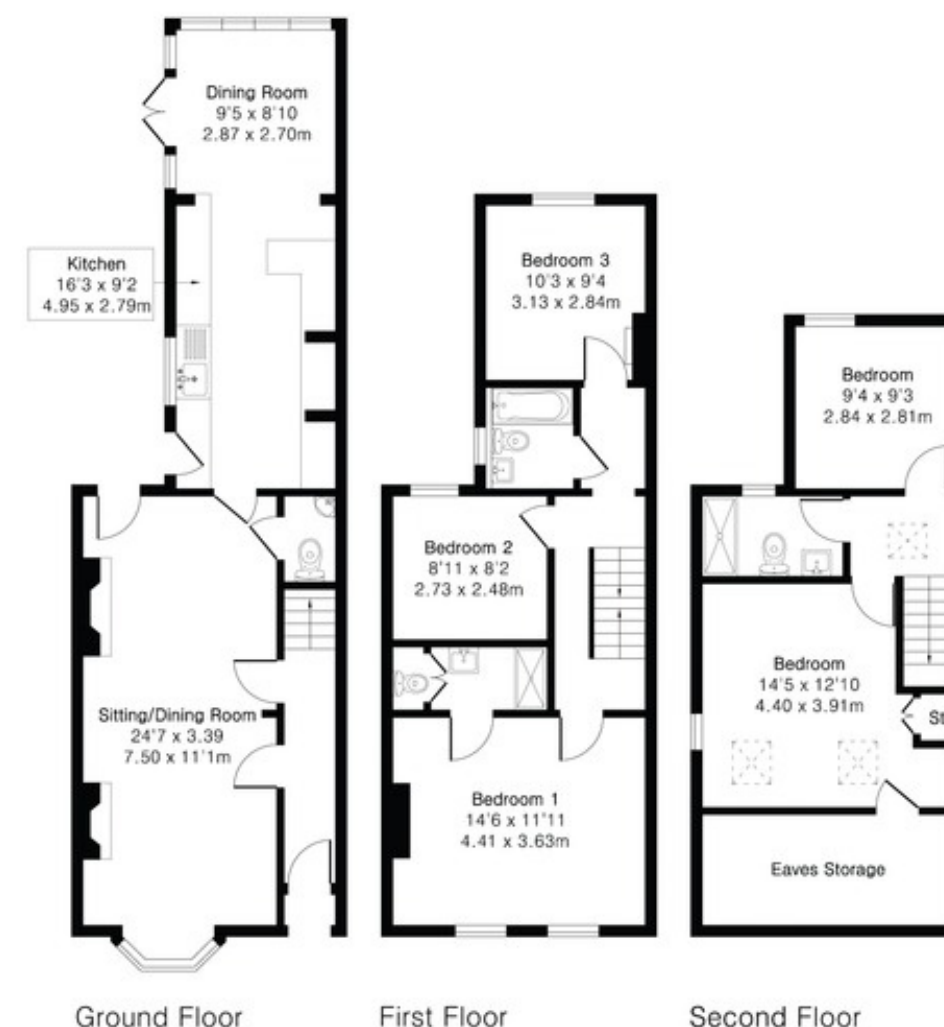


**Approximate Gross Internal Area 1459 sq ft - 135 sq m**

Ground Floor Area 602 sq ft – 56 sq m

First Floor Area 509 sq ft – 47 sq m

Second Floor Area 348 sq ft – 32 sq m



# FROM THE AGENT

"The scale of the accommodation is what stands out here, particularly how naturally the extensions have been incorporated into the original house. The kitchen and dining area at the rear feels connected to the garden and works as the main day-to-day space, while the separate sitting room gives useful separation when needed.

The loft conversion has also added real flexibility. It currently works as an additional bedroom, but the size and position mean it could easily become a more private principal suite if preferred. Combined with the location close to the station and town centre, it's a house that suits modern family life particularly well.

**Iwan Hall**  
Associate



# WELCOME HOME



Bray Road sits within a well-established residential area close to Guildford town centre, with Guildford railway station around a five-minute walk away, making it particularly convenient for London commuters. The position also falls within the catchment area for Guildford County School, while the town centre, River Wey walks and surrounding countryside remain easily accessible.

The house itself is a traditional Victorian terrace with an attractive brick façade and a noticeably wider sense of accommodation than first expected from the front elevation.

# LIVING ROOM

Positioned at the front of the house, the sitting room provides a more traditional reception space separate from the kitchen and dining area at the rear.

Cast iron feature fireplaces creates a natural focal points in the room, while the bay window brings consistent natural light into the room. The overall size also allows the space to be broken into more defined areas rather than functioning as a single seating area. There is room for a more relaxed snug-style arrangement closer to the fireplace, alongside space for a larger table, children's play area or hobby space towards the rear of the room.

Direct access into the garden from the far end of the living room also changes how the space works, particularly during warmer months when the doors can remain open and the garden becomes part of the day-to-day living space. Its position at the front of the house still allows useful separation from the kitchen extension, giving flexibility between quieter and more social areas of the home.





# THE KITCHEN

The rear of the house has been extended to create a large kitchen and dining space.

The kitchen is arranged with painted shaker-style cabinetry, extensive work surfaces and a range cooker, while the layout naturally separates the cooking and dining areas without losing the open feel of the room.

Large windows and glazed doors draw natural light through the extension and connect directly with the garden, which changes how the space works throughout the year.

There is enough room for day-to-day family use as well as larger gatherings, with the dining area positioned to overlook the rear garden.

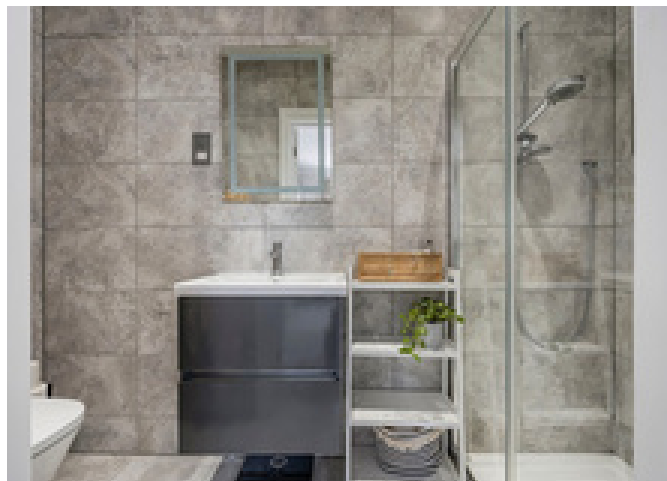


# FIRST FLOOR

Bedroom accommodation is arranged over the upper two floors and provides a flexible layout that can adapt over time depending on requirements.

The first floor is centred around a particularly generous principal bedroom positioned at the front of the house. The scale of the room allows space beyond the bed itself for additional furniture or a dressing area, while the large windows bring good natural light into the room throughout the day. This bedroom is also complemented by an en-suite shower room finished in a contemporary style.

To the rear are two further double bedrooms overlooking the garden. Both rooms are comfortably sized and work well as children's bedrooms, guest rooms or additional work-from-home space if needed. These rooms are served by the main family bathroom, fitted with white tiling, built-in storage and a bath with shower over.

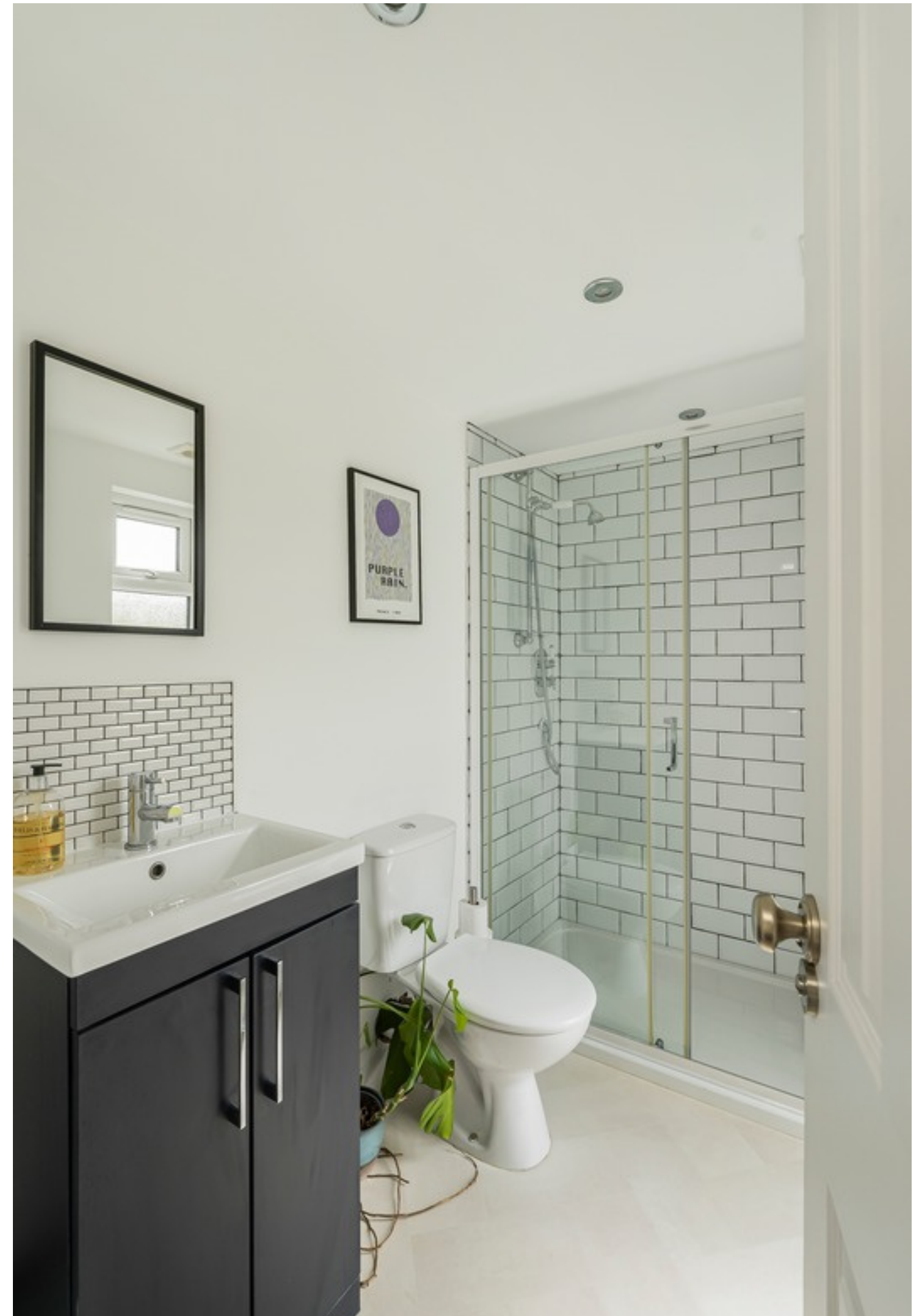


# SECOND FLOOR

The loft conversion adds an important extra layer of flexibility to the house and significantly increases the overall accommodation available. Currently arranged as a large fourth bedroom, the space feels notably separate from the rest of the rooms, giving it a quieter and more private position within the house.

Skylights bring natural light through the room, while the elevated position creates rooftop views towards Guildford Cathedral. The proportions also allow far more than simply a bedroom arrangement. There is space for seating, fitted storage or a study area without the room feeling compromised, making it equally suited to older children, guests or longer-term multi-generational use.

While the house is currently configured as five bedrooms, the second floor could also be adapted into a larger principal suite arrangement with dressing space and a more private feel away from the rest of the house, depending on how future owners choose to use the accommodation over time.





# THE GARDEN

The rear garden has been professionally landscaped to create a straightforward and usable outside space that works naturally with the extension. A paved terrace sits directly outside the dining area, allowing the house to open easily into the garden during warmer months, while the remainder of the garden provides space for children, seating or planting without becoming overly high maintenance.

The property also benefits from useful side access leading directly into the rear garden, which works particularly well for bikes, garden equipment and day-to-day family use.

To the front, the property is set back behind a small walled frontage with a tiled pathway leading to the entrance.



 **Chantries & Pewleys**

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