



TESTARD ROAD

Guildford, Surrey



A BEAUTIFULLY REIMAGINED VICTORIAN FAMILY HOME, PERFECTLY POSITIONED FOR OUTSTANDING SCHOOLS, THE STATION AND HIGH STREET

Summary of accommodation

Lower Ground Floor: Study | Bathroom | Double bedroom

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen

First Floor: Two double bedrooms | Bathroom

Second Floor: Principal bedroom with en suite bathroom

Garden and grounds: A landscaped rear garden, offering a low-maintenance outdoor space with established planting, a generous terrace and decked seating area.

Distances: Guildford station 0.2 miles (from 32 minutes to London Waterloo), Guildford High Street 0.3 mile, A3 (Guildford southbound) 1.1 mile, A3 (Guildford northbound) 1.2 miles, M25 (Junction 10) 9.1 miles, Heathrow Airport 22.8 miles, Gatwick Airport 33.4 miles, Central London 33.7 miles (All distances and times are approximate)

SITUATION

Situated in one of Guildford's most sought-after residential locations, 4 Testard Road enjoys an enviable position within easy reach of the town's excellent amenities, transport links and highly regarded schools. Guildford High Street is just 0.3 miles away, offering an extensive selection of shops, restaurants, cafés and leisure facilities, while Guildford railway station lies approximately 0.2 miles from the property, providing fast and frequent services to London Waterloo.

Families are particularly well catered for, with Guildford County School, widely regarded as one of Surrey's leading state schools, located just 0.2 miles away. The area also benefits from immediate access to attractive outdoor spaces, with The Mount and Downs reachable within approximately 0.3 miles via Wodland Avenue. This popular beauty spot offers miles of scenic walking routes, open countryside and woodland trails, making it ideal for dog walking, recreation and enjoying nature. Combining convenience, outstanding schooling and access to green space, this is a location that continues to be highly prized by families and commuters alike.

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

This attractive red-brick Victorian home has been beautifully maintained and thoughtfully extended, blending period character with modern family living. Set behind an appealing façade, the property offers well-balanced accommodation arranged over four floors, with excellent proportions, an abundance of natural light and high-quality finishes throughout.

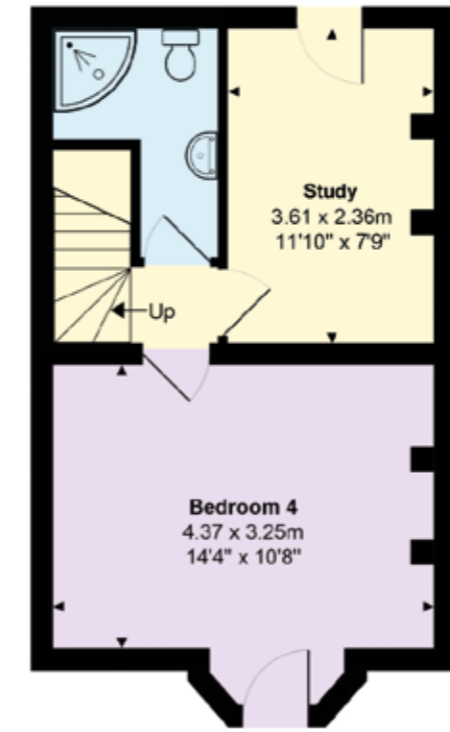
The ground floor is particularly impressive, with a welcoming entrance hall leading through to a generous dining room which flows seamlessly into the elegant drawing room. Together, these interconnected reception spaces create a wonderful sense of openness and scale, making them ideal for both everyday family life and entertaining. To the rear, a stylish kitchen overlooks the garden and is fitted to a high standard, complementing the property's blend of character and contemporary comfort. Attractive bespoke built-in joinery has been thoughtfully added, enhancing both the practicality and aesthetic appeal of the home.

The lower ground floor offers exceptional versatility, comprising a well-equipped study, an additional double bedroom and a contemporary bathroom. This floor is perfectly suited to guest accommodation, independent teenagers or those seeking a dedicated space for home working.

On the first floor are two well-proportioned double bedrooms served by a recently renovated family bathroom, finished to an excellent standard with a contemporary yet timeless design. The second floor is dedicated to the principal suite. Occupying the top floor, this superb retreat provides a spacious bedroom together with an en suite bathroom, creating a peaceful and private sanctuary away from the rest of the house.

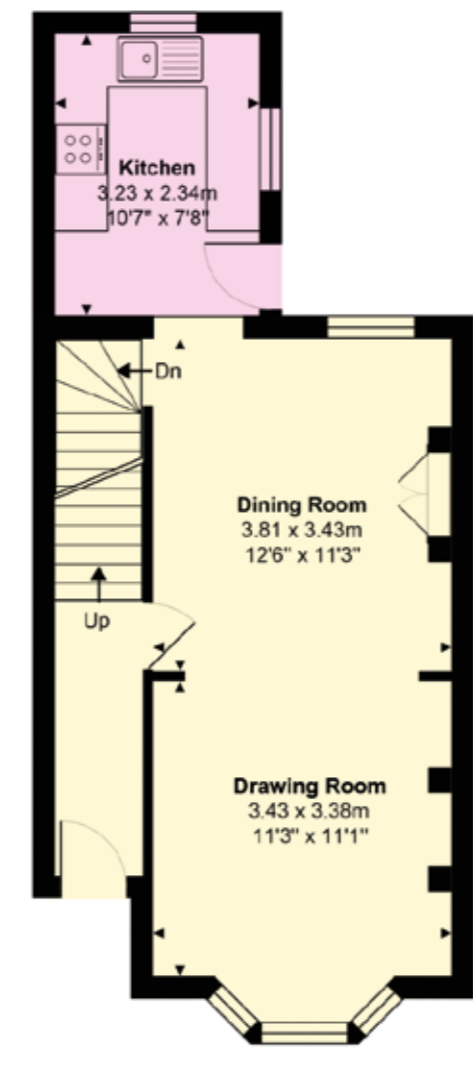
Combining Victorian charm, flexible accommodation, exceptional natural light and a highly convenient location, this is an outstanding family home of considerable appeal.



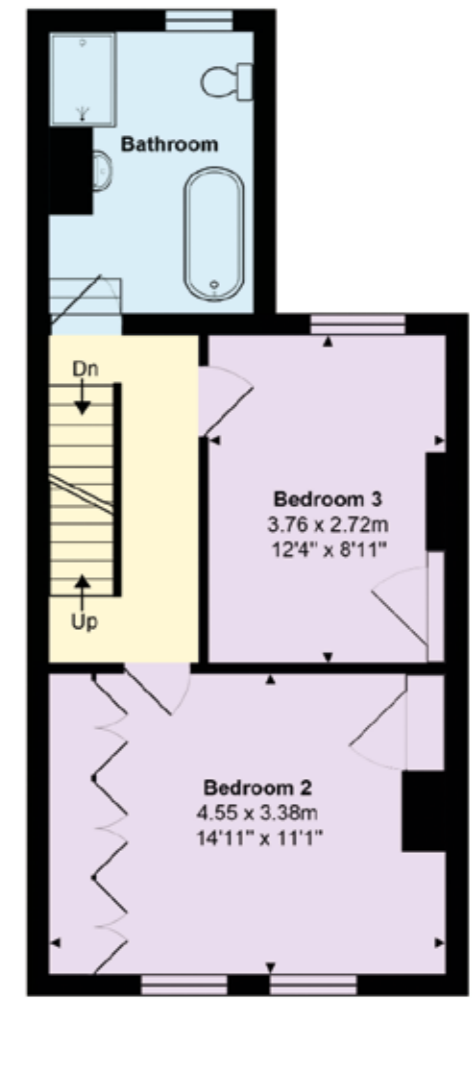


Lower Ground Floor

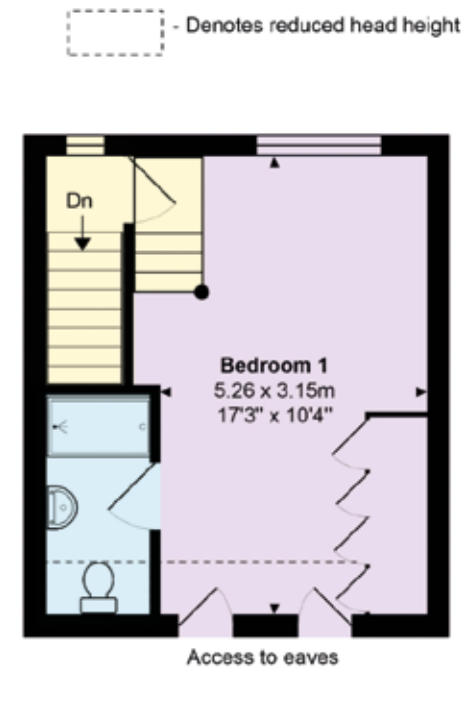
Approximate Gross Internal Area
139.2 sq m / 1498 sq ft (includes limited use areas)



Ground Floor



First Floor



Second Floor

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.

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

- Denotes reduced head height

GARDEN AND GROUNDS

The rear garden has been thoughtfully landscaped to provide an attractive and low-maintenance outdoor space. A generous paved terrace offers ample room for outdoor dining and entertaining, while established planting and mature greenery create a pleasant sense of privacy. A raised decked seating area provides an additional vantage point overlooking the garden, making it a versatile space for relaxing and enjoying the warmer months.

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: D

Tenure: Freehold

Directions

What3Words: ///truly.mops.ropes

Postcode: GU2 4JT

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



We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

James Godley
01483 617919
james.godley@knightfrank.com

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2026. Photographs and videos dated June 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com