



9 Abbots Close, Guildford GU2 7RW





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Asking price £1,250,000  
Freehold

Having originally sold this wonderful family home to the current owners in 2022, it is a real pleasure to see the exceptional transformation that has since taken place, bringing the property stylishly into the 21st century.

The potential we once discussed has been fully realised, most notably in the high specification kitchen, which has been thoughtfully redesigned and extended to create an impressive open-plan living space. This beautifully executed area now provides the perfect setting for modern family life, seamlessly combining cooking, dining, and relaxation while enjoying views over the stunning gardens. The property has undergone a comprehensive refurbishment throughout, including the addition of a new roof, ensuring peace of mind and longevity for future owners. The home offers four to five well-proportioned bedrooms, all benefitting from good storage. The ensuite and family bathroom have both been recently refitted to a high specification. Two of the bedrooms enjoy direct access to a balcony overlooking the gardens, which also serves as a sheltered, weatherproof terrace. Externally, the garden has been expertly landscaped with family living in mind. It is tiered and thoughtfully arranged into three distinct areas: a formal garden, terraced levels with steps, and a generous rear section ideal for children, complete with space for a play area and football pitch. The garden is fully enclosed, offering both privacy and security, and benefits from side access leading to a spacious multi-car driveway at the front.



- Detached four/five bedroom family home with large south backing garden.
- Refitted bathroom, ensuite and cloakroom.
- Recently enlarged and fully refurbished kitchen, dining family space with direct garden access.
- Boot room & small study.
- Fully landscaped garden in three sections, play, garden and terracing with side access.
- EPC - D & Council tax band D





This fully refurbished five bedroom house sits at the heart of the extremely popular Onslow Village. The home is perfect for schooling with Onslow infants, Queen Eleanors and Guildford County school all within the catchment area. Nestled in a no through road, the property is just a stones throw from the North Downs way, ideal for walks and accessing central Guildford in a country setting. Less than a five minute walk from the house lays Onslow Arboretum and recreation ground. The centre of the village has a small selection of local shops, with the town centre and mainline train station a short walk away.



# COLLINS

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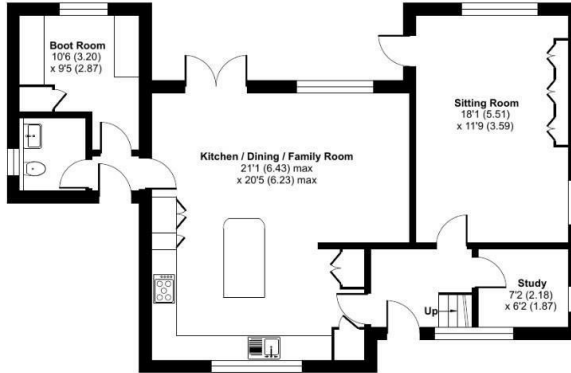
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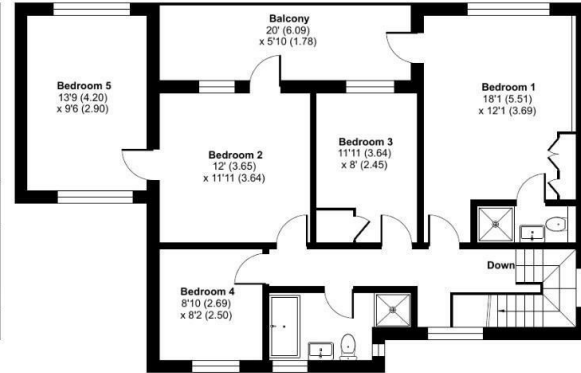
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Approximate Area = 1752 sq ft / 162.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nchecom 2026. Produced for Mark Collins (Guildford) Limited. REF: 1452807



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