



WESTACRE

Guildown Road, Guildford



A RARE OPPORTUNITY TO OWN A HOME OF DISTINCTION WITH COMMANDING VIEWS ACROSS THE LOSELEY ESTATE

An unparalleled chance to secure a landmark residence in an elite
position on one of Guildford's most prestigious addresses

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Kitchen/Breakfast room | Study | Utility room | Tool room | Games room/indoor pool

First Floor: Principal bedroom with en suite | Three further bedrooms with en suites

Garden and Grounds: Double Garage and driveway parking for several cars | Phenomenal panoramic views across the historic Loseley Estate | Immaculately landscaped gardens arranged over tiered levels | Elegant terraced decking

In all about 0.47 acres

Distances: Guildford's High Street 1 mile, Guildford station 1 mile (from 32 minutes to London Waterloo),
A3 (Guildford northbound) 1.9 miles, A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 9.8 miles
Heathrow Airport 25 miles, Central London 33.1 miles, Gatwick Airport 35.2 miles
(All distances and times are approximate)

SITUATION

West Acre occupies a position of true significance on the prestigious Guilddown Road – one of Guildford’s most sought-after residential addresses. Set high above the town, this exceptional home enjoys uninterrupted, panoramic views across the rolling hills and parkland of the historic Loseley Estate, offering a rare blend of natural beauty and privacy.

Just a short walk from the property lies The Mount, a beloved local vantage point. From here, you can experience some of the most breathtaking views in Surrey – stretching across Guildford and, on a clear day, reaching as far as London’s skyline.

Guilddown Road is renowned not only for its exclusivity, but also for its welcoming community atmosphere. The property is ideally positioned for access to excellent schooling – including outstanding independent options such as the Royal Grammar School and Guildford High School for Girls, as well as leading state schools like Guildford County School. The location also offers excellent connectivity, with easy access to the mainline train station and Guildford High Street, making it both peaceful and practical.

In every respect, this is a truly special property – offering not only outstanding views and location, but a lifestyle rarely available in central Guildford.

Schools: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot 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

Originally constructed in 1949 and thoughtfully extended and updated over time, the property now offers over 4,100 sq ft of flexible, well-considered living space. At its heart lies a superb triple-aspect kitchen and dining area, filled with natural light and designed for modern family living and entertaining. Complete with a central island, bespoke cabinetry, integrated appliances, and an AGA, this space opens directly onto a sun-drenched circular patio—perfect for alfresco dining while enjoying the uninterrupted views.

The main reception rooms are generously proportioned and positioned to make the most of the light and the west-facing outlook. A large sitting room, complete with a gas-burning stove, offers a warm and inviting space that flows beautifully with the rest of the home. A quiet study, located on the half-landing, provides a tranquil workspace with calming views across neighbouring fields.

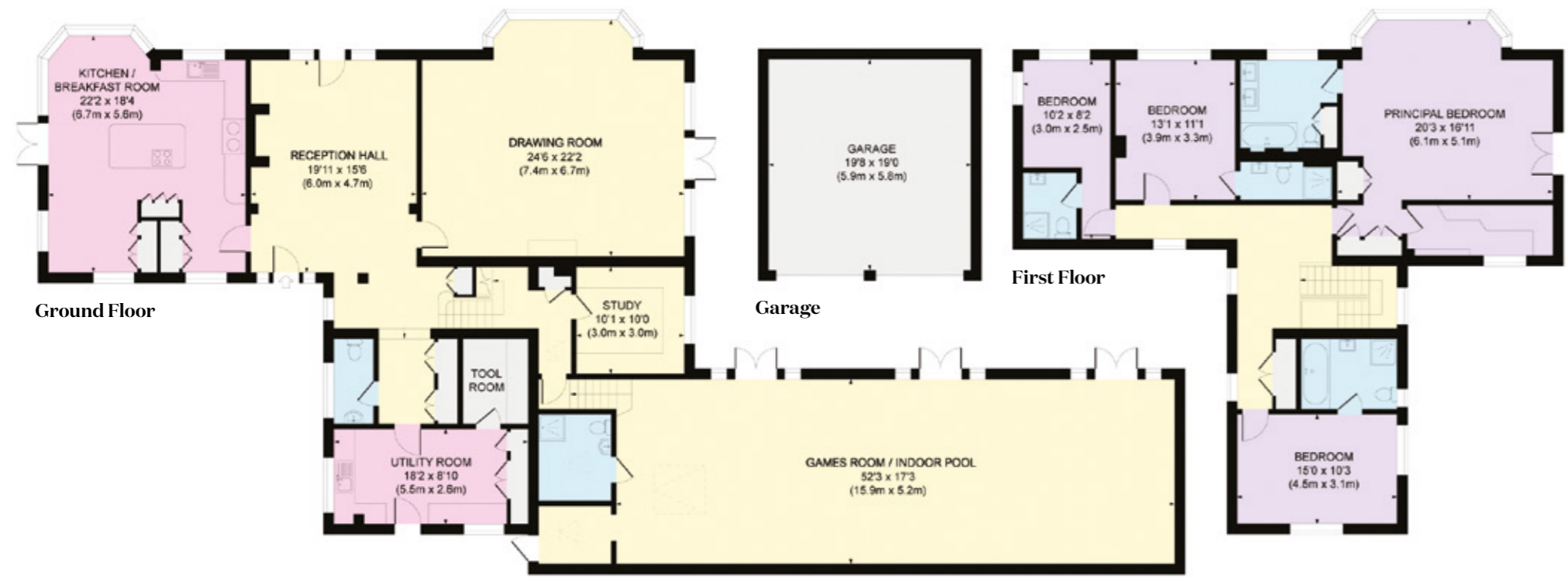
One of the most impressive features of West Acre is the former indoor swimming pool—now transformed into a remarkable 52-foot studio space. With triple French doors opening to the gardens, an adjoining shower room, and expansive floor area, this highly versatile room lends itself perfectly to a variety of uses including a home gym, games room, leisure suite, or additional accommodation. Alternatively, should the incoming purchaser desire, the original swimming pool could be readily reinstated, returning the space to its former glory and creating a luxurious private wellness retreat.

Upstairs, the home offers four generous double bedrooms, each with its own en suite bath or shower room. The principal suite is a particular highlight, with a large bay window that frames the sweeping views, a substantial dressing area, and a beautifully appointed en suite bathroom.

West Acre is not just a home — it's a rare opportunity to own one of Guildford's finest properties, offering a lifestyle of space, privacy, and panoramic beauty..







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

Approximate Gross Internal Area:
 Main House = 386.46 sq m / 4,159 sq ft
 Garage = 34.67 sq m / 373 sq ft
 Total = 421.13 sq m / 4,532 sq ft

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.



GARDEN AND GROUNDS

The gardens at West Acre are a true extension of the home's charm – south-facing, tiered, and perfectly positioned to make the most of the breathtaking panoramic views across the Loseley Estate. Immaculately landscaped and lovingly maintained, the grounds feature an abundance of mature shrubs, specimen trees, and vibrant seasonal planting, offering structure, colour, and year-round interest.

Directly off the kitchen and dining area, a sun-drenched circular patio provides a natural hub for alfresco dining, entertaining, and sunset views. Further terraced seating areas and level lawns flow across the plot, offering a variety of spaces for relaxation and outdoor enjoyment – all framed by thoughtfully curated planting and exceptional privacy.

To the front, the property is set behind mature hedging and a generous sweeping driveway, providing ample parking and access to a double garage and useful external storage. The gardens and grounds combine beautifully to create an atmosphere of both calm and grandeur – the perfect complement to this outstanding home.

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

Council Tax: Band H

EPC Rating: D

Tenure: Freehold

Directions

Postcode: GU2 4EU

what3words: ///react.shed.hopes

Viewings: Viewing is strictly by appointment through Knight Frank.





James Ackerley

01483 617920

james.ackerley@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

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

James Godley

01483 617919

james.godley@knightfrank.com

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 2025. Photographs and videos dated July 2025. 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.





**Knight
Frank**