



FIELD END

Guildford, Surrey



A DETACHED FAMILY HOME SET WITHIN A HIGHLY REGARDED CUL-DE-SAC IN THE ABBOTSWOOD ESTATE

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room | Sitting Room | Conservatory | Study
Utility room | Separate WC | Integral double garage

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

Garden and Grounds: Garden with expansive lawn and established hedging
Wide gravel driveway for over four cars

Distances: Guildford's Upper High Street 1.4 miles, London Road Station, Guildford 1.3 miles (from 47 minutes to London Waterloo), Guildford mainline station 2.3 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.5 miles, A3 (southbound) 2.8 miles, M25 (Junction 10) 7.4 miles, Heathrow Airport 21.4 miles, Gatwick Airport 32.5 miles, Central London 30.4 miles
(All distances and times are approximate)

SITUATION

Westward Ho sits within the highly regarded Abbotswood conservation area—one of Guildford’s premier private residential estates. Abbotswood is known for its beautiful tree-lined roads, characterful detached homes and peaceful, leafy setting, originally developed in the early 20th century in the Arts & Crafts style.

It offers a blend of quiet, high-quality residential living with easy access to Guildford’s amenities, making it one of the most appealing roads in this prestigious part of town.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer’s market on the first Tuesday of each month.

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

Set behind a wide gravel drive, Field End, 3 Westward Ho presents classic double-fronted kerb appeal and light, free-flowing accommodation ideal for family living. The welcoming hall gives access to a bay-fronted study and the full-depth sitting room, an elegant space with fireplace and doors opening to the conservatory. Flooded with natural light, the conservatory provides an excellent year-round dining or second reception area and connects seamlessly to the garden.



At the heart of the home is the kitchen/breakfast room—a sociable, stone-tiled space with central island, range cooker, extensive storage and broad picture windows framing garden views. A practical utility area and a guest cloakroom complete the ground floor.

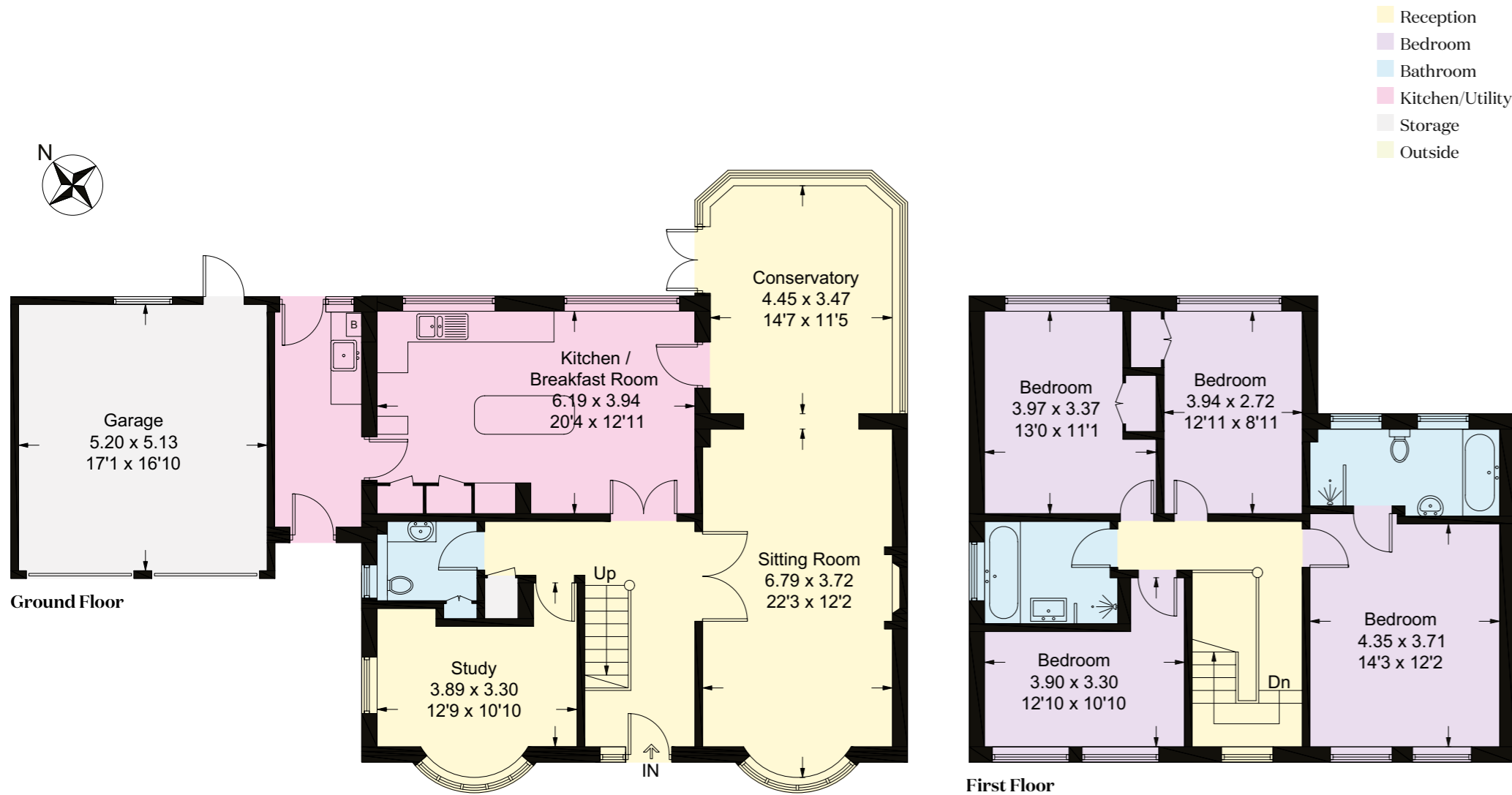
Upstairs are four comfortable bedrooms. The principal bedroom is notably spacious and is served by a well-appointed wet room ensuite, while the three further bedrooms are supported by a modern family wet room. Both wet rooms are fitted with a shower and a bath.



GARDEN AND GROUNDS

Outside, the rear garden is a real highlight—predominantly lawned with established borders and hedging, offering excellent privacy and plenty of room for play and entertaining. To the front, the property benefits from ample driveway parking and a double garage.





Approximate Gross Internal Area = 181.4 sq m / 1952 sq ft
 Garage = 25.2 sq m / 271 sq ft
 Total = 206.6 sq m / 2223 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.



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: 01483 505050

Council Tax: Band G

Tenure: Freehold

Energy Performance Certificate: D

Directions

Postcode: GU1 1UU

What3words: ///crowned.rear.upgrading

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

James Ackerley

01483 617920

james.ackerley@knightfrank.com

Tim Chapman

01483 963880

tim.chapman@knightfrank.com

Knight Frank Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

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



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