

7 HIGH VIEW ROAD

Guildford

Chantries & Pewleys

ESTATE AGENTS



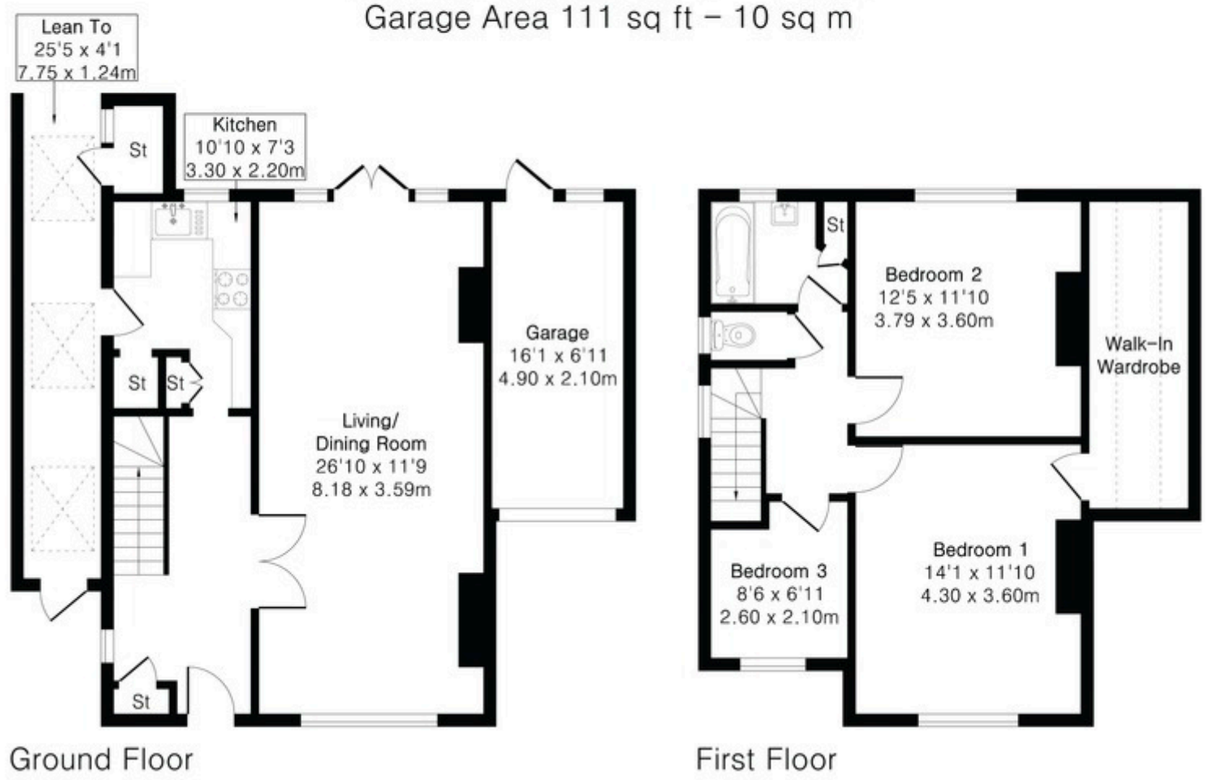
AT A GLANCE

- Three-bedroom detached home
- Potential to modernise and extend, STPP
- Generous living and dining room
- French doors opening directly onto rear patio
- Garage and driveway parking
- Private rear garden with established planting
- Elevated views
- 1.4 miles to Guildford Train station
- 1.7 miles to Guildford High Street

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



Approximate Gross Internal Area 1031 sq ft - 96 sq m
(Excluding Garage & Lean To)
Ground Floor Area 533 sq ft – 50 sq m
First Floor Area 498 sq ft – 46 sq m
Garage Area 111 sq ft – 10 sq m



FROM THE AGENT

The opportunity here comes from the combination of the existing footprint and the depth of the plot. The house already has a generous living and dining room across the rear, with French doors opening directly onto the terrace and garden.

For a buyer looking to modernise, there is clear scope to rethink how the ground floor works and strengthen that connection with the garden further, potentially through an extension, subject to the necessary consents.

It gives someone the chance to shape the house around how they want to live, with the space and potential to create a long-term family home.

Warmly,

Iwan

Iwan Hall,
Associate





WELCOME **HOME**

High View Road occupies an elevated position within Guildford, with everyday amenities and the town centre within easy reach, as well as good rail and bus connections for travel into London and around the wider area.

The setting also provides access to the Surrey countryside and nearby villages of Puttenham and Compton. For those who enjoy being outdoors, there are plenty of local walking routes, including the North Downs Way.

That combination works particularly well for family life. The house offers generous living space and a large garden, while several well-regarded schools are within the local area, giving a growing family both the space and location to put down longer-term roots.







PRACTICAL**LIVING**

The approach gives an immediate sense of the house and its potential. The entrance hall provides a clear introduction to the ground floor, with natural light drawn down from the window above the staircase before leading through to the main living spaces.

The living and dining room runs from front to back, with its dual-aspect arrangement bringing natural light into both ends of the room. The length of the space allows sitting and dining areas to be clearly defined while remaining connected, with French doors at the rear opening directly onto the terrace and garden.

Alongside, the kitchen also looks out across the garden. It is the relationship between these spaces that presents much of the opportunity. For a buyer looking to modernise, there is scope to reconsider how the kitchen, living and dining areas connect, potentially creating a more open arrangement that makes greater use of the natural light and outlook onto the garden, subject to the necessary consents.



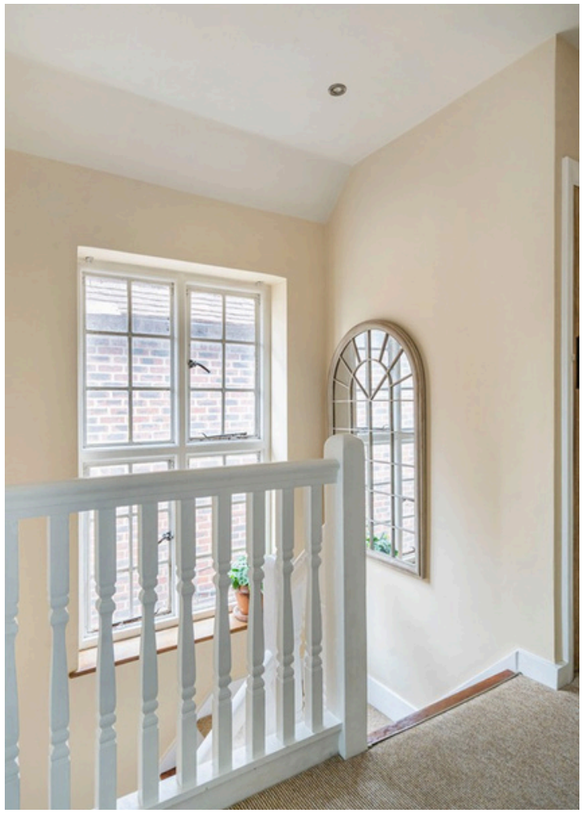


















FIRST FLOOR

At the top of the stairs, a large window draws natural light across the landing, giving the first floor a bright and open arrival.

Three bedrooms lead from the landing, with the two larger rooms positioned to the front and rear of the house. Both benefit from good natural light and pleasant outlooks, while the third bedroom is currently arranged as a home office, demonstrating the flexibility of the accommodation.

The family bathroom is fitted with a bath and wash basin, with a separate WC alongside. As with the ground floor, there is clear opportunity to modernise the first floor and bring a more contemporary finish to the bedrooms and bathroom.

THE GARDEN









To the front, the property is set back from the road with off-street parking and access to the garage. A useful lean-to runs from front to back along the side of the house, providing a practical route into the garden and valuable additional storage — particularly useful for muddy boots, wellies or dogs after a walk.

The garden is a real highlight of the property. The first patio sits directly outside the house, with steps rising to a broader paved terrace that creates a more substantial area for outdoor seating and dining. From here, the garden opens onto the main lawn and extends well beyond, with established evergreen planting around the boundaries providing greenery and a strong sense of enclosure throughout the year.

The depth and scale of the garden leave plenty of scope to explore different landscaping ideas, introducing more defined areas for planting, entertaining and family use while retaining the generous central lawn.

For a buyer with a clear vision, the combination of the plot, existing footprint and potential to modernise creates an exciting opportunity to shape a long-term family home.



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