

HEDGEWAY

Guildford



Chantries
& Pewleys

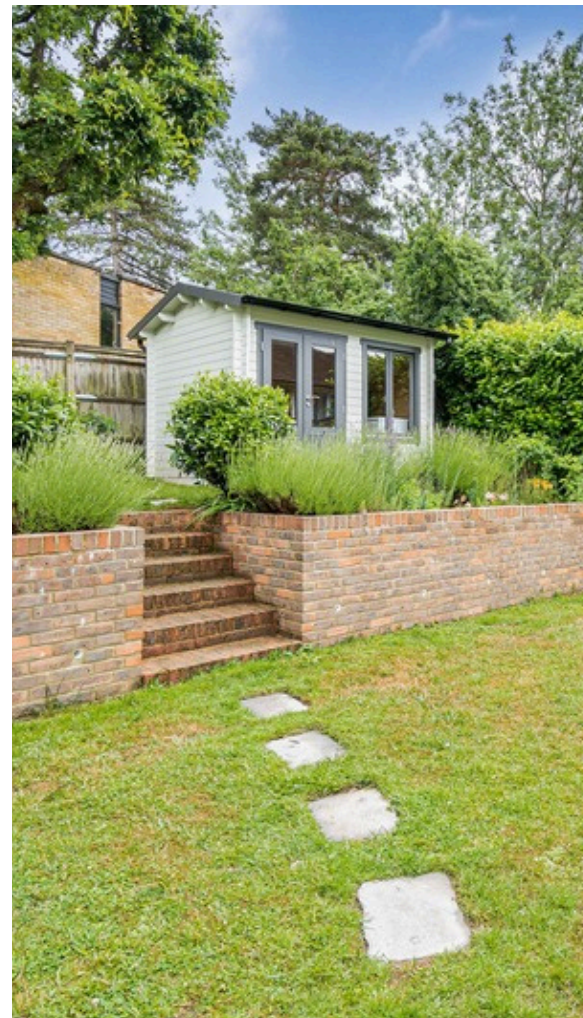
ESTATE AGENTS



AT A GLANCE

- 3 bedrooms
- Sitting room opening into dining room
- Separate fitted kitchen
- Detached garden office
- Landscaped rear garden
- Off-street parking & EV charging
- Detached garage
- Potential to extend (STPP)
- No onward chain
- 0.6 miles to Guildford Station (Guildford Park Road side)

Tenure: Freehold. Council Tax Band: E. EPC: D



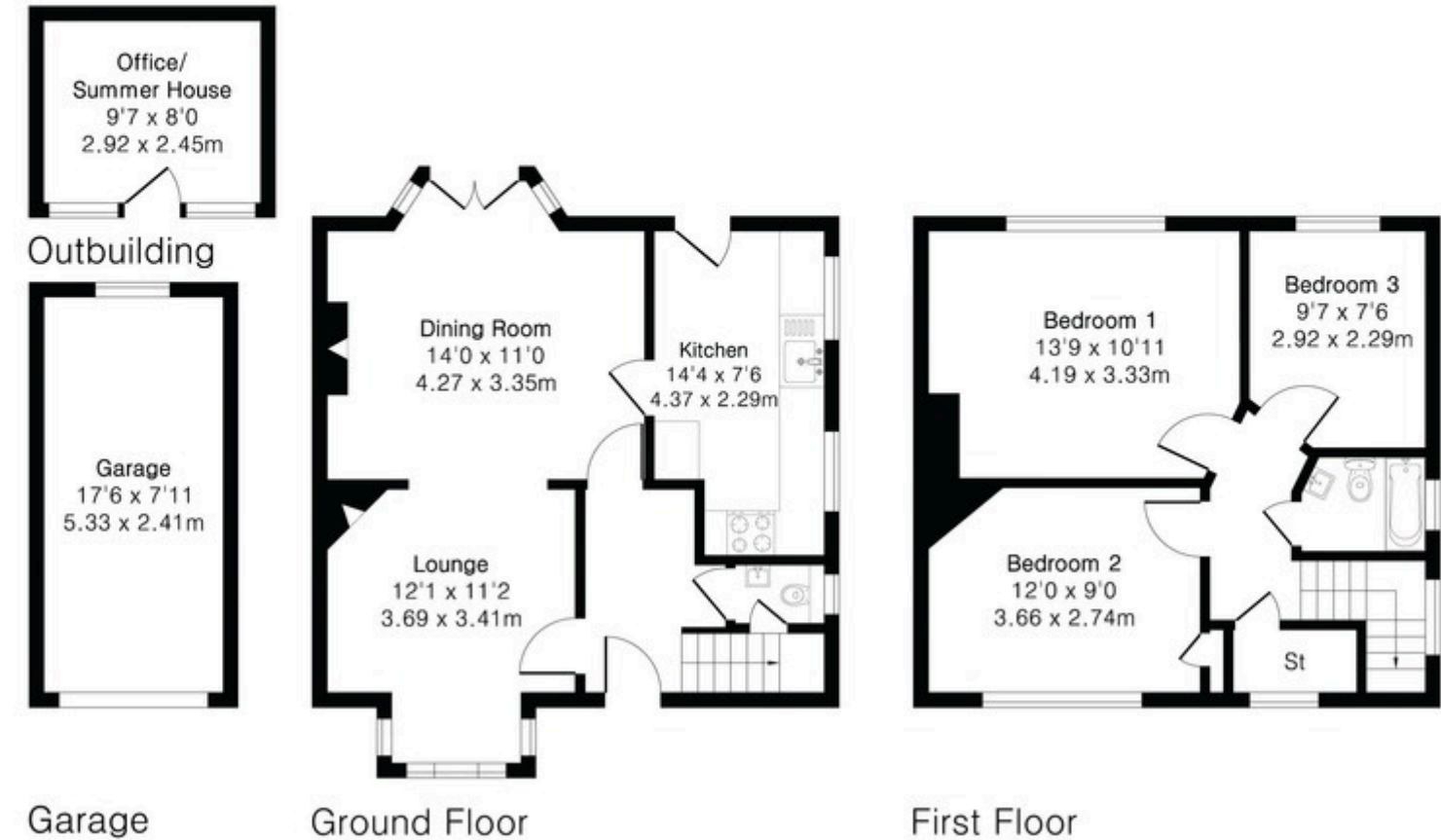
**Approximate Gross Internal Area 927 sq ft - 86 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 479 sq ft – 44 sq m

First Floor Area 448 sq ft – 42 sq m

Garage Area 138 sq ft – 13 sq m

Outbuilding Area 77 sq ft – 7 sq m



FROM THE AGENT

The position within Onslow Village is one of the key strengths here.

15 Hedgeway sits on a generous plot with a mature landscaped garden that feels established and private, while the addition of a detached garden office offers versatility for modern working.

This is a home that is perfectly suited to today's lifestyle, yet with the flexibility to evolve for tomorrow. Beyond its immediate appeal, the property offers genuine long-term potential, with a plot that lends itself to extension and thoughtful reconfiguration.

Future owners have the opportunity to create additional accommodation while remaining in one of Guildford's most consistently sought-after locations.

Warmly,

Iwan

Iwan Hall
Associate





LIVING SPACES

The main living accommodation is centred around a bright sitting room at the front of the house. A large bay window draws in natural light throughout the day and creates an attractive focal point within the room, while the original fireplace adds character and detail.

The room opens naturally into the dining area beyond, creating a more connected arrangement across the ground floor. A useful ground floor WC is positioned off the entrance hall.

Hedgeway is a well-regarded residential road within Onslow Village, one of Guildford's most established and sought-after neighbourhoods. The area remains popular with families due to its access to highly regarded schools, nearby green spaces and convenient connections to Guildford town centre, mainline station and A3.



KITCHEN & DINING

Positioned to the rear of the house, the dining room enjoys views across the garden and opens directly onto the terrace through French doors. This connection to the outside becomes a natural extension of the space during the warmer months, whether for everyday meals or entertaining friends and family.

The kitchen sits alongside and is fitted with a range of shaker-style units, solid work surfaces and integrated appliances. Windows provide good natural light, while a door gives direct access to the garden. The arrangement allows the kitchen and dining areas to work well together, creating a practical hub at the heart of the house.

BEDROOMS & BATHROOMS

The first floor provides three bedrooms and a family bathroom.

The principal bedroom is a comfortable double room with recessed wardrobes extending across one wall. A second double bedroom overlooks the front garden with views across Guildford and offers similar proportions, while the third bedroom provides flexibility as a nursery, child's bedroom or study depending on requirements.

The family bathroom has been updated with a modern white suite including a bath with shower over, wash basin and WC.

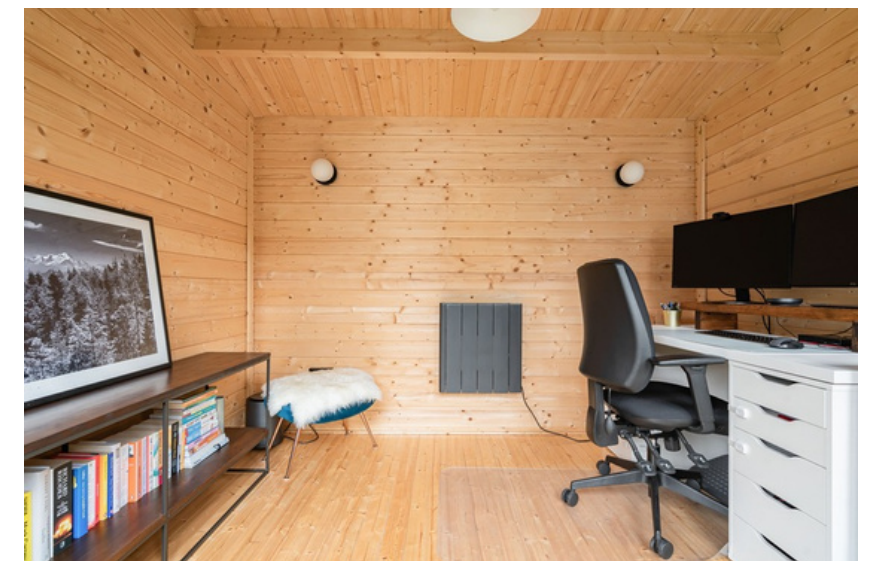


THE GARDEN

The rear garden is arranged to provide distinct areas for entertaining, play and relaxation. A paved terrace sits immediately behind the house, creating an ideal space for outdoor dining, while the central lawn extends towards the rear boundary and is framed by mature planting and established borders.

At the far end of the garden, a detached garden office provides a valuable additional workspace, studio or hobby room, particularly suited to those working from home.

To the front, the property benefits from driveway parking for several vehicles, EV charging facilities and a detached garage.





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