



DOWNSVIEW HOUSE

Guildford, Surrey



BEST OF BOTH WORLDS - BETWEEN TOWN AND COUNTRY

An exceptional six-bedroom home with breathtaking views across the Merrow Downs.

Summary of accommodation

Ground Floor: Covered porch | Double height galleried reception hall | | Dining room | Drawing room
Kitchen/breakfast/family room | Library/TV room | Utility room | Cloakroom | Lift

First Floor: Principal bedroom with walk in dressing room and generous en suite
Three bedrooms all with en suites | Lift | Terrace enjoying spectacular views

Second Floor: Bedroom/games room | Sixth bedroom/study | Bathroom | Plant room | Linen/storage

Garden and grounds: Landscaped south-west facing garden, mainly lawned with mature borders
Generous terrace perfect for outdoor entertaining and alfresco dining | Significant gated driveway
Detached double garage | Summer house/workshop

In all about 0.32 acres

Distances: Guildford's Upper High Street 1.1 miles, London Road Station, Guildford 1.1 miles (from 47 minutes to London Waterloo), Guildford mainline station 1.8 miles (from 32 minutes to London Waterloo), A3 (northbound) 2.4 miles
A3 (southbound) 2.7 miles, M25 (Junction 10) 8.7 miles, Heathrow Airport 22.4 miles
Gatwick Airport 34.6 miles, Central London 30.9 miles
(All distances and times are approximate)



SITUATION

Downsview House occupies a prestigious position on Warren Road, enjoying stunning open views over, and easy access to, Merrow Downs – offering miles of walking routes and bridleways as part of the Surrey Hills Area of Outstanding Natural Beauty. Guildford is a popular choice for those wishing to enjoy both town and country living, while remaining 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.



DOWNSVIEW HOUSE

Downsview House is a magnificent, detached family home combining impressive proportions, elegant design and outstanding modern convenience in one of Guildford's most sought-after residential locations. Set behind mature landscaping and enjoying an elevated position, the property commands spectacular views of the Merrow Downs while offering beautifully appointed accommodation arranged over three floors.

Constructed in 2013 by specialist house builder Hawksmoor homes, Downsview House is a state of the art, family house including a wealth of modern features including a newly installed lift, as well as smart home system for lighting, heating and sound and includes solar panels. The welcoming reception hall creates a striking first impression and leads to a series of substantial reception spaces designed for both family living and entertaining. At the heart of the home is an exceptional open-plan kitchen, breakfast and family room, providing a wonderful social space with two sets of French doors opening onto the gardens. Complementing this are a formal drawing room, elegant dining room, library/TV room and utility room, all finished to a high standard.

The first floor is centred around a luxurious principal suite featuring a generous bedroom, bespoke dressing room and en suite facilities. From the expansive landing, French doors lead onto a stunning balcony overlooking the rolling countryside beyond. Three further well proportioned bedrooms enjoy en suite shower rooms providing excellent family and guest accommodation.

The second floor offers remarkable flexibility, with substantial additional bedroom and games room space, a further bedroom/study and extensive storage, making it ideal for growing families, guest accommodation or home-working requirements.

A particular feature of the property is the integrated lift between the ground and first floors, ensuring accessibility and convenience throughout the home.







Approximate Gross Internal Area
 Main House 5,064 sq. ft / 470.47 sq. m
 Double Garage 354 sq. ft / 32.86 sq. m
 Outbuilding 146 sq. ft / 13.53 sq. m
 Total 5,563 sq. ft / 516.86 sq. m

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

Externally, the house is approached via a private driveway leading to a detached double garage. The landscaped gardens provide a delightful setting, with mature trees and established boundaries creating privacy and seclusion. An attractive outbuilding incorporating a summer house and workshop offers further versatility, while the elevated aspect delivers a truly stunning backdrop of open countryside views.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating. Other features include: underfloor heating and solar panels; an integrated smarthome system for heating, lighting and sound; a lift between the ground and first floors.

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating C

Council Tax Band: H

Tenure: Freehold

Directions

What3Words: ///dart.fame.oiled

Postcode: GU1 2HQ

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

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

knightfrank.co.uk



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 2026. Photographs and videos dated xxxxxx 20XX. 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.

