



LITTLEHOLME

Guildford, Surrey



A PICTURESQUE AND CHARMING HILLSIDE HOME ON UPPER GUILDFORD ROAD WITH BEAUTIFUL VIEWS ACROSS GUILDFORD

Summary of accommodation

Lower Ground Floor: Office/family room

Ground Floor: Drawing room | Dining Room | Kitchen | WC

First Floor: Principal bedroom suite with shower room

Garden and grounds: Private off-street parking space | Beautifully maintained paved terrace with stunning south-facing views

Distances: Guildford High Street 0.6 mile, Guildford station 0.7 mile (from 32 minutes to London Waterloo)

A3 (northbound) 2.3 miles, A3 (southbound) 2.9 miles, M25 (Junction 10) 11.4 miles

Heathrow Airport 24.6 miles, Gatwick Airport 28.2 miles, Central London 34.2 miles

(All distances and times are approximate)



SITUATION

Upper Guildown Road is one of Guildford's most exclusive addresses, sought after for its elevated position and south-facing views. There is a strong sense of community and a peaceful, almost rural atmosphere.

Upper Guildown Road enjoys spectacular panoramic views towards the countryside south of Guildford, yet the location is also exceptionally convenient. A footpath cuts through to The Mount, leading to the High Street and the mainline station, which offers fast and frequent train services to London Waterloo (32 minutes).

3 Littleholme is particularly special, enjoying a unique sense of seclusion. Discreetly tucked away at the end of a charming, leafy pathway with gently winding steps, the property feels delightfully hidden from view, offering a high degree of privacy rarely found so close to the town centre. This attractive approach perfectly sets the tone for a home that balances character, intimacy and exclusivity in one of Guildford's finest locations.

Schools: St Nicolas' C of E Infant School, 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 Country 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

Discreetly positioned on the prestigious Upper Guildown Road, 3 Littleholme is a delightful and characterful home that truly embodies the word charm. Approached via a gently winding, leafy pathway, the property feels wonderfully private from the outset, creating a sense of calm and retreat.

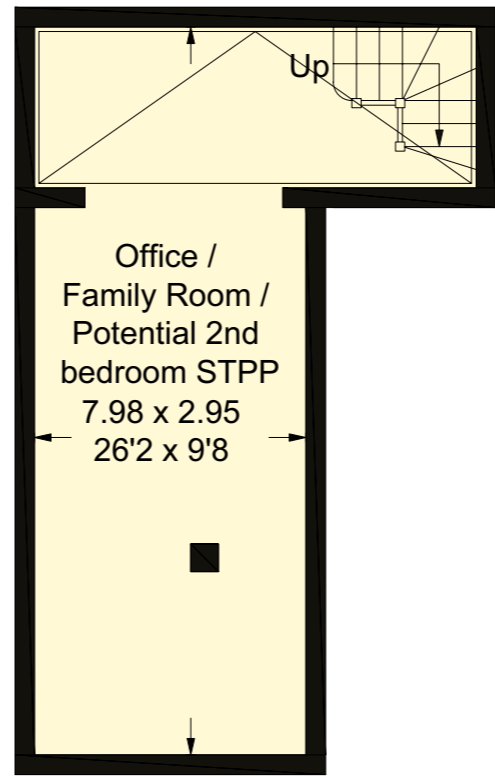
Littleholme is a Grade II listed house designed by the noted Arts and Crafts architect C. F. A. Voysey and built in 1906. The property was later divided into three separate dwellings, with No. 3 being substantially rebuilt in 2008 to provide modern standards of accommodation while respecting the character of the original building.

Inside, the property is filled with abundant natural light throughout. The accommodation flows beautifully and has been thoughtfully arranged to maximise comfort and usability. The kitchen sits naturally alongside the dining room, forming a sociable and well-connected space ideal for everyday living and entertaining alike. Oak flooring enhances the generously sized living room, creating a warm and welcoming space for entertaining. Upstairs, the principal bedroom provides a peaceful retreat, complemented by a well-appointed en suite bathroom, offering both privacy and practicality.

On the lower ground floor, a superb office adds excellent versatility. Ideal for those working from home, this space could equally function as a family room, a snug, or, subject to the usual planning consents, as additional accommodation for guests, allowing the property to adapt easily to changing needs.

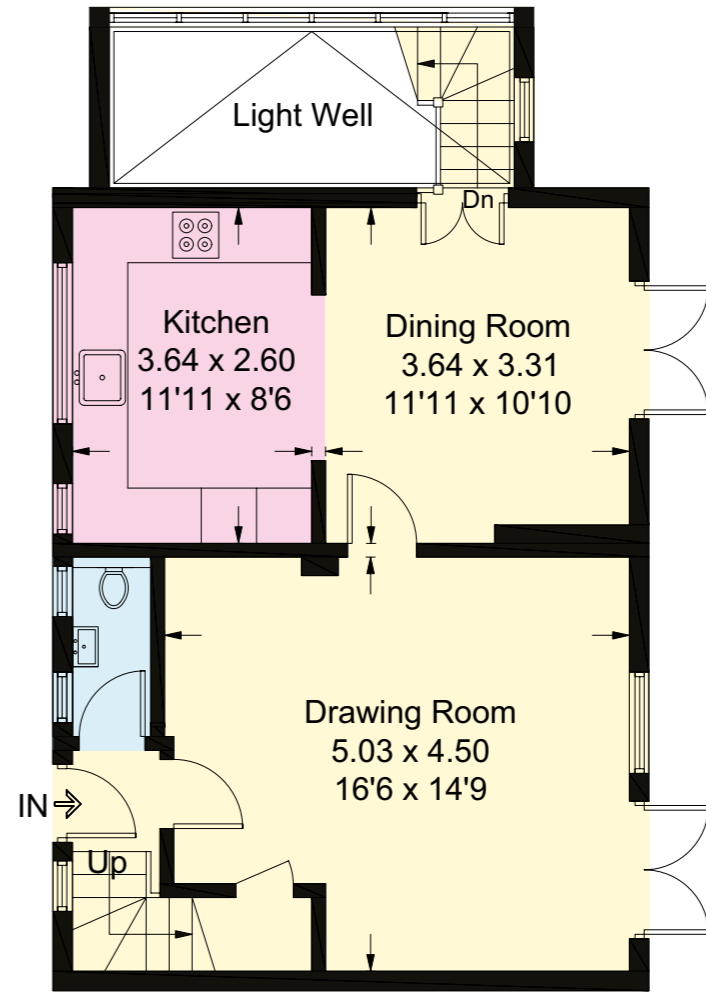
Altogether, 3 Littleholme offers a rare opportunity to enjoy a beautifully light, adaptable and genuinely charming home in a truly secluded yet convenient setting.



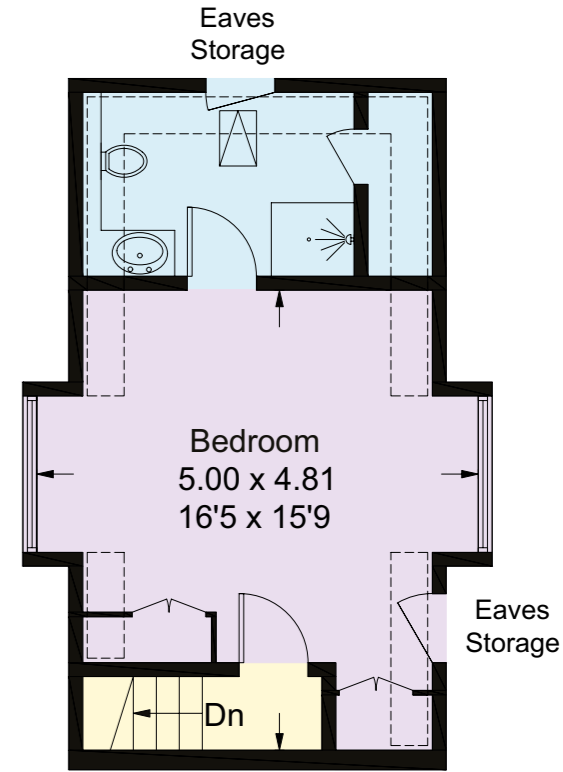


Lower Ground Floor

Approximate Gross Internal Area
108.5 sq m / 1168 sq ft (Excluding Light Well)



Ground Floor



First Floor

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.



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

GARDEN AND GROUNDS

The gardens and grounds perfectly complement the home's secluded setting and ease of living. A private off street parking space is conveniently positioned with straightforward access to the front door, an invaluable feature in such an elevated and peaceful location.

The property also enjoys a delightful south-facing paved terrace, offering a wonderfully private outdoor space that is both attractive and easily maintained. Bathed in sunlight throughout the day, this provides an ideal setting for relaxing or dining outdoors. From here, the property enjoys superb elevated views across the surrounding landscape, which change beautifully with the seasons.

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

Energy Performance Certificate: C

Council Tax Band: D

Tenure: Freehold

Directions

What3Words: ///secret.trout.horses

Postcode: GU2 4EZ

Viewings: Viewing is strictly by appointment through Knight Frank.



We would be delighted
to tell you more.

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