



7 Abbots Close, Guildford, Surrey, GU2 7RW

7 Abbots Close

GUILDFORD, SURREY, GU2 7RW

Occupying a pleasant position within the highly regarded Abbots Close, this attractive detached family home offers well-balanced accommodation extending to approximately 1,865 sq ft, including the garage and outbuilding. The property has been well-maintained over the years and provides generous family accommodation arranged over two floors. Whilst now dated in presentation, it offers an incoming purchaser an excellent opportunity to refurbish and modernise to their own specification.

Abbots Close is a well-regarded residential cul-de-sac within Onslow Village, known for its attractive individual homes, mature setting and convenient access to Guildford town centre and the mainline station. A number of neighbouring properties have been significantly enlarged and reconfigured over the years, and the property offers clear scope for extension and alteration, subject to the usual planning consents.

The accommodation is arranged over two floors and comprises: entrance hall; downstairs cloakroom; generous dual-aspect living room centred around an attractive brick fireplace, with doors opening onto the rear garden; separate dining room; study/family room; and a fitted kitchen with pantry and serving hatch through to the dining area. Upstairs, there are three double bedrooms together with a shower room.

To the rear is a mature garden extending to almost 100 feet in length. The garden enjoys a good degree of privacy with established planting, terraced seating areas and a summer house/outbuilding. To the front, the house is set back behind landscaped gardens and benefits from an attached garage together with driveway parking.

The property is offered to the market with no onward chain and vacant possession upon completion.

- Detached family home in a sought-after Onslow Village cul-de-sac
- Offered with no onward chain and vacant possession
- Scope to extend and reconfigure, subject to the usual consents
- Mature rear garden extending to almost 100 feet
- Approximately 1,865 sq ft including garage and outbuilding
- Opportunity to modernise and refurbish throughout
- Three double bedrooms
- EPC Rating: D

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band G

Services: All mains services are connected to this property









SITUATION


Abbots Close is a quiet and well-regarded residential cul-de-sac situated within the popular Onslow Village area of Guildford. The location is particularly convenient for Guildford town centre, the mainline railway station and the A3 providing access to London, the M25 and the south coast. The area is especially favoured by families due to its proximity to a number of highly regarded schools including Guildford County School and Queen Eleanor's School. Nearby recreational amenities include Surrey Sports Park, The Spectrum Leisure Centre and extensive surrounding countryside. Guildford town centre provides a comprehensive range of shopping, leisure and restaurant facilities together with fast rail services to London Waterloo.



DIRECTIONS

From Guildford town centre, proceed out of town on Farnham Road (A31). Continue up the hill past Guildford County School and Farnham Road Hospital before turning right onto The Drive. Take the next left at The Crossways and continue along Manor Way before turning left into Abbots Close. Continue up the road and turn right at the top, where the property will be found on the left-hand side.

A well-positioned detached family home in a desirable Onslow Village cul-de-sac, offering excellent potential for refurbishment and enlargement, subject to the usual consents.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Abbots Close, Guildford, GU2

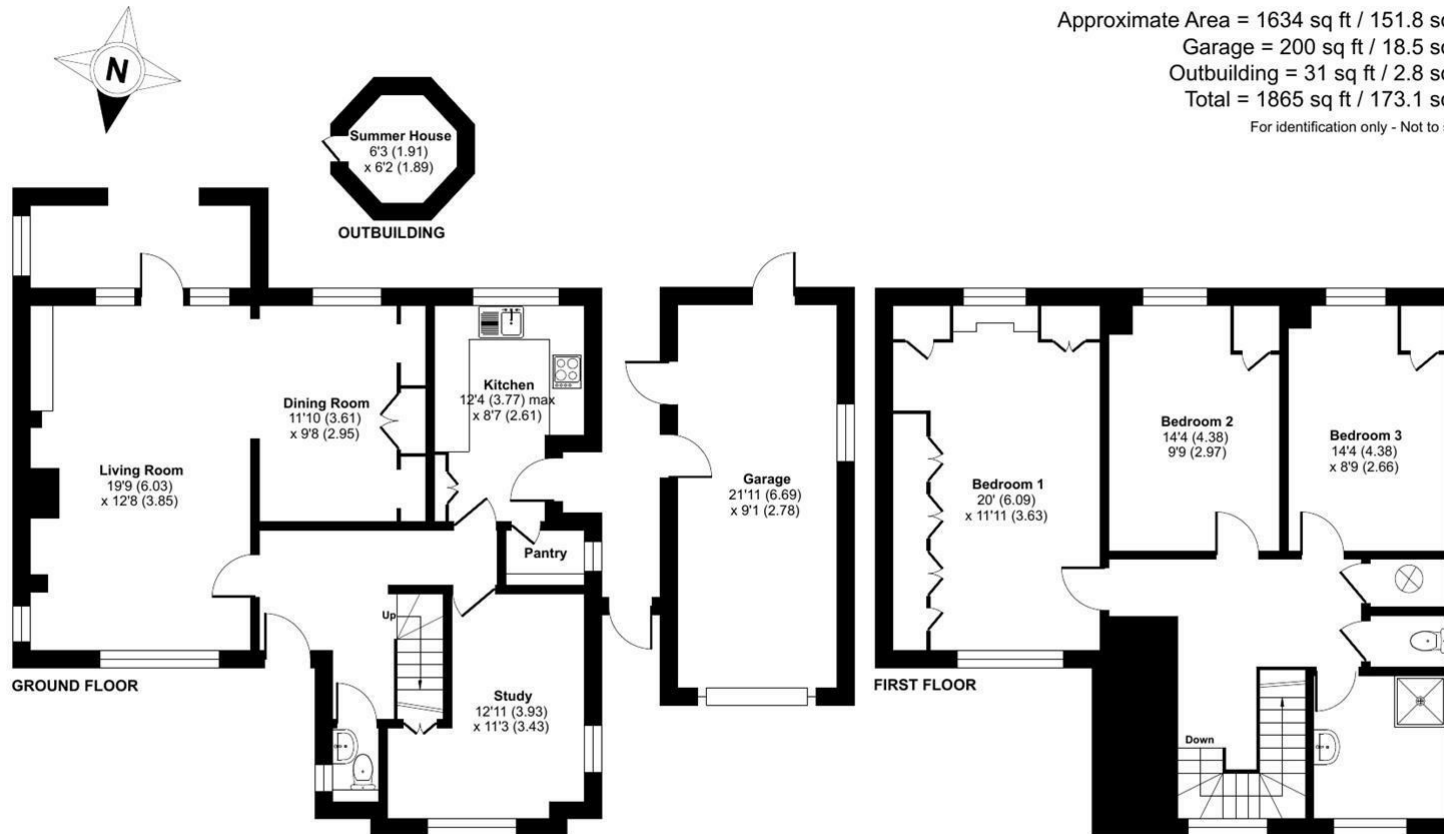
Approximate Area = 1634 sq ft / 151.8 sq m

Garage = 200 sq ft / 18.5 sq m

Outbuilding = 31 sq ft / 2.8 sq m

Total = 1865 sq ft / 173.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Clarke Gammon. REF: 1455485

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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