



# 1 IRWIN ROAD

Guildford



**Chantries  
& Pewleys**

ESTATE AGENTS



**Approximate Gross Internal Area 2062 sq ft - 192 sq m**

Ground Floor Area 1158 sq ft – 108 sq m

First Floor Area 904 sq ft – 84 sq m



First Floor



Ground Floor

# AT A GLANCE

- 5 Bedrooms
- 2 Bathrooms
- Open-plan Kitchen/Dining Room
- Snug
- Utility Room
- Off-street parking
- Garage
- Landscaped Rear Garden with Pergola
- Renovated and extended in 2022 to a high spec





# FROM THE AGENT

The focus of this home is unmistakably at the rear, where a significant extension has created a bright, open-plan kitchen and dining space that feels completely in tune with the garden beyond.

Natural light is drawn in from multiple angles, with wide glazing and a vaulted section giving the room both height and presence. The kitchen is positioned to look straight out onto the garden, which changes how the space is used day to day – whether that's mornings around the island or evenings with doors open and people moving easily between inside and out.

The garden has been landscaped with real intent. It's not just an open stretch of lawn, but a series of defined areas that give it structure and purpose. A wide terrace sits directly off the house, creating an immediate extension of the living space, with a covered seating area that makes it usable in different seasons. Beyond this, planting, lawn and gravelled sections are arranged to create interest and variation, while still feeling easy to maintain.

Irwin Road is one of those roads that people actively look to move within – established, well-regarded and known for its sense of community. It's particularly well placed for local schooling, with a number of highly regarded options nearby, which continues to underpin demand from family buyers.



Warmly,

*Pippa*

Pippa Barnes,  
Associate



# WELCOME HOME

Extended and thoughtfully renovated, the overall footprint of this incredible home is generous, with multiple reception areas and a standout open-plan kitchen and dining space that forms the centre of the home. The specification has been carefully considered throughout, with consistent finishes and detailing that give the house a sense of cohesion.

At the rear, the space opens out into a landscaped garden that has been designed with real flow, a patio for entertaining, a wide level lawn for games and a gravelled area currently used as a fire-pit.

The balance of space works particularly well. There is room to come together, but also space to step away, which makes it as suited to family life as it is to hosting and entertaining. For those who enjoy being outside, the garden adds another dimension, offering more than just outlook.

Positioned on Irwin Road, a well-regarded and established residential setting, the location underpins the house well – known for its community feel and its appeal to buyers looking for something settled yet convenient. The property is complimented by off-street parking and an attached garage.



# ELEGANT LIVING

The approach sets the tone straight away, with a clear sense of arrival and space to step back from the road. The entrance feels considered rather than purely functional, leading into a hallway that gives the house breathing room from the outset.

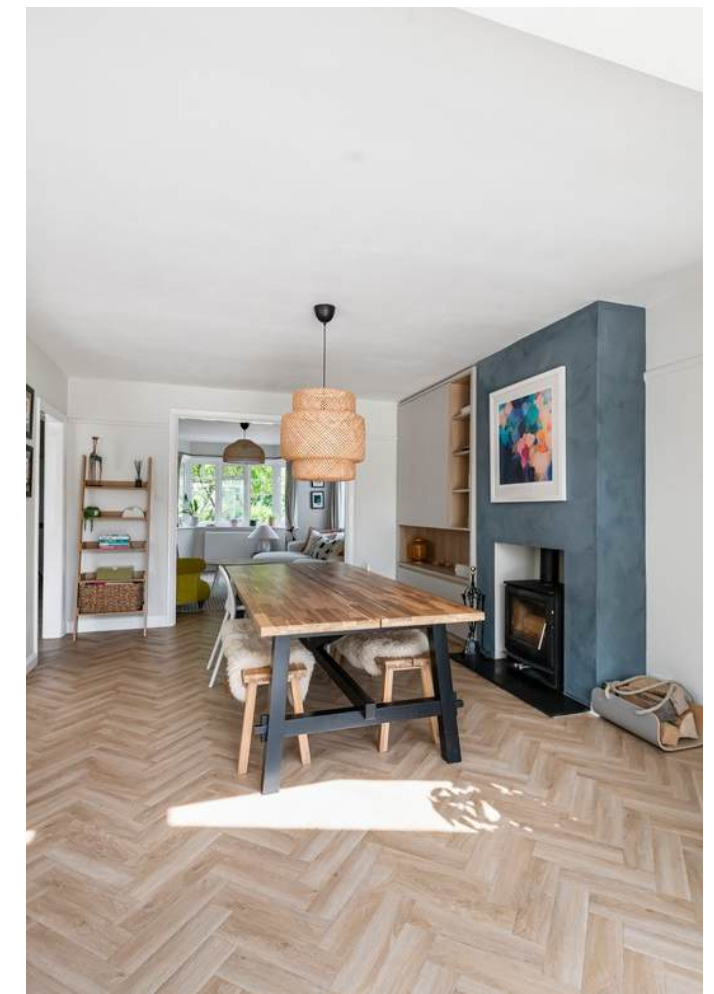
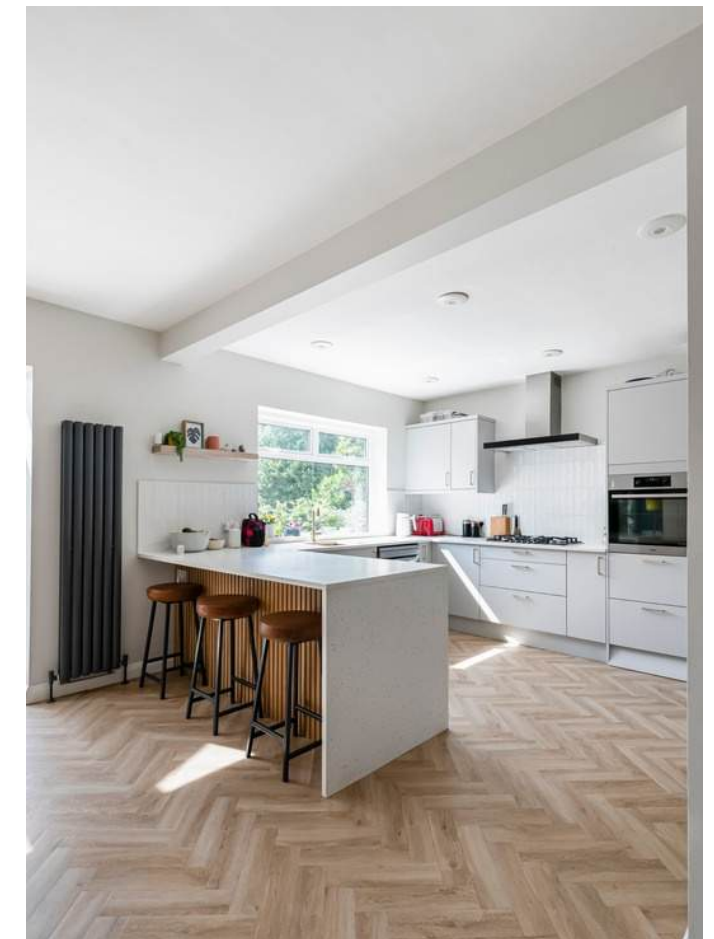
Once inside, the hall is wide enough to move through comfortably, with a natural line of sight pulling you towards the rear. Storage has been built in where it's actually needed, keeping coats, shoes and everyday clutter out of view without interrupting the space.

To the front, the main living room has a more settled feel. The bay window brings in a softer, more directional light, which changes the atmosphere through the day. It's a room that naturally lends itself to evenings or quieter time, sitting comfortably away from the main hub of the house.

The ground floor also has the added versatility of a snug, creating an additional layer of living space. It's a room that can shift depending on need – somewhere for children, a TV room, or a place to work. Having this separation makes a noticeable difference, allowing the rear of the house to remain open and social while still offering somewhere to step away.



# SOCIAL KITCHEN



The rear of the house has been reworked to create a kitchen and dining space with a very different feel – more open, more refined and far more connected to its surroundings.

Light is a defining feature here. Glazing runs across the back of the house, with a vaulted section above drawing it deeper into the room and adding a sense of scale. The kitchen is positioned to look directly onto the garden, so the outlook becomes part of the space rather than an afterthought.

The layout is carefully judged. A central island anchors the kitchen, giving it presence without interrupting flow, while the dining area sits alongside with a direct link out to the terrace. With the doors open, the transition is seamless – the garden reads as an extension of the room, particularly in the warmer months.

Underfoot, herringbone flooring runs through much of the ground floor, creating a strong visual thread that ties the spaces together and reinforces the sense of continuity between rooms.

Just off the kitchen, the utility room has been designed to take care of the practical demands of the house. It keeps laundry, storage and day-to-day tasks contained and out of sight, allowing the main space to remain clear, calm and focused on living. There is also the added advantage of external access from the front, which works particularly well for muddy dogs, wet boots or anything that needs to be dealt with before coming through the house.





# FIRST FLOOR

Upstairs, the tone shifts slightly. It feels quieter, more private, with a layout that has been carefully resolved to support day-to-day living without compromise.

The principal bedroom sits in a well-balanced position, giving it a sense of separation from the rest of the floor. Fitted storage has been integrated so the room remains composed and uncluttered, while the en suite is finished in a clean, contemporary style that complements the overall feel.

The remaining bedrooms are arranged off the landing, each comfortable in scale and easy to furnish. They offer flexibility without feeling secondary – equally suited to family life, guests or working from home, depending on how the space needs to evolve.

The family bathroom is positioned centrally and finished with a consistent level of detail, with a separate shower room alongside. It's a practical addition, but also one that lifts the overall functionality of the floor, particularly at busier times of day.

Storage has been thoughtfully incorporated throughout. Built-in cupboards at landing level and within the bedrooms allow the space to function without reliance on freestanding furniture, which in turn keeps the overall feel calm, ordered and easy to maintain.

# THE GARDEN



The connection to the garden has been thoughtfully executed, with bifold doors opening directly from the kitchen onto a broad terrace. When fully opened, the boundary between inside and out all but disappears, allowing the space to expand naturally and work as one cohesive environment.

The garden itself has been meticulously designed and landscaped by the current owners, with a clear sense of structure and progression. Closest to the house, the terrace is arranged for entertaining, with a pergola introducing both definition and shelter — a space that feels purposeful rather than incidental.

From here, steps lead up to a wide, level lawn that forms the centre of the garden. It provides openness and balance, with raised beds running alongside to introduce shape, texture and seasonal interest without interrupting the clean lines of the space.

At the far end, a dedicated firepit area creates a natural focal point. Slightly set away, it offers a more intimate setting and gives the garden depth, drawing you through it and extending how the space can be used into the evening. A gravel path runs along the right-hand side, leading you down to this area and reinforcing the sense of movement through the garden.



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