



FORT ROAD

Guildford, Surrey



## A RARE OPPORTUNITY ON FORT ROAD OFFERING TOWN AND COUNTRYSIDE ON THE DOORSTEP

A truly remarkable opportunity to acquire a distinguished detached home on one of Guildford's most exclusive roads, with the High Street and Pewley Down just moments away.

### Summary of accommodation

**Ground Floor:** Kitchen/breakfast/dining room | Family room | Office | Drawing room | Utility room

**First Floor:** Principal bedroom with dressing room and en suite | Two further bedrooms  
Family bathroom | Balcony with stunning south-westerly views

**Second Floor:** Bedroom with en suite | Store

**Garden and Grounds:** Elegant, private gardens offering beautifully maintained green spaces and established border | A neatly presented patio terrace with a stylish space for alfresco dining and sophisticated garden gatherings | Summerhouse | Driveway parking for several cars

**In all about 0.291 acres**

**Distances:** Guildford's High Street 0.4 miles, London Road Station, Guildford 0.8 miles (from 47 minutes to London Waterloo)  
Guildford station 0.9 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 2.1 miles  
M25 (Junction 10) 9.1 miles, Heathrow Airport 24 miles, Gatwick Airport 25.3 miles, Central London 31.7 miles  
(All distances and times are approximate)



## SITUATION

Fort Road is widely regarded as one of the most prestigious addresses in Guildford, and its very name sets the scene for what is an exclusive and highly sought-after location. Nestled within this grand, tree-lined enclave is 7 Fort Road, perfectly positioned to offer both tranquillity and accessibility in equal measure.

Less than 500 metres away lies Pewley Down, one of Guildford's most breathtaking expanses of open greenland. This cherished local beauty spot offers unbeatable panoramic views stretching out to The Chantries and beyond – an idyllic setting for walking, picnicking, or simply enjoying nature's finest vistas.

Despite its peaceful surroundings, Fort Road also benefits from remarkable connectivity. The historic Guildford High Street is under 0.5 miles away, placing a fantastic array of independent boutiques, restaurants, and cafés within easy reach. This perfect blend of countryside seclusion and town-centre convenience makes Fort Road a truly special place to call home.





In short, this is an outstanding location – a harmonious balance of rural charm and urban accessibility, with some of Surrey’s most prized scenery right on your doorstep.

**Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot 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.

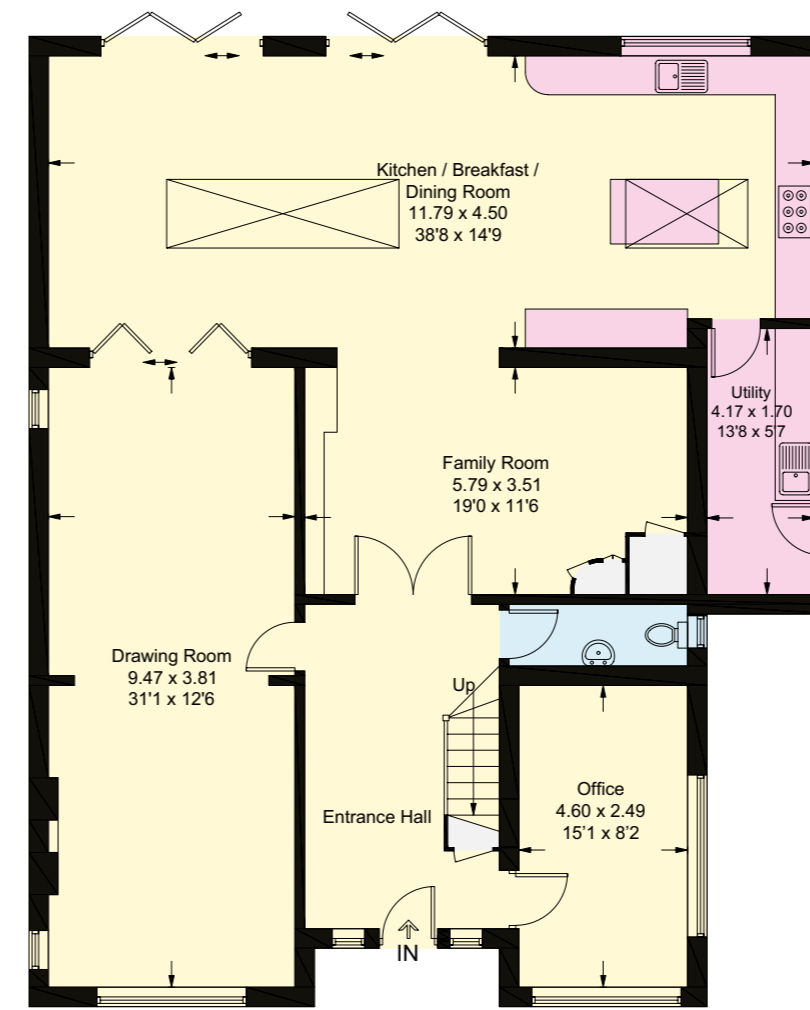
**Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

## FORT ROAD

Set on one of Guildford’s most prestigious roads, 7 Fort Road is a beautifully presented detached family home of around 2,976 sq ft, offering spacious, versatile accommodation over three floors. Just moments from the town centre, excellent schools, and riverside pubs, it combines elegant interiors with an enviable location.

Highlights include a luxurious principal suite with dressing room and en suite, a guest bedroom with en suite on the top floor, and a private balcony with far-reaching south-westerly views. The ground floor boasts a stunning open-plan kitchen/dining room with direct garden access, alongside a family room, sitting room, office, and utility.

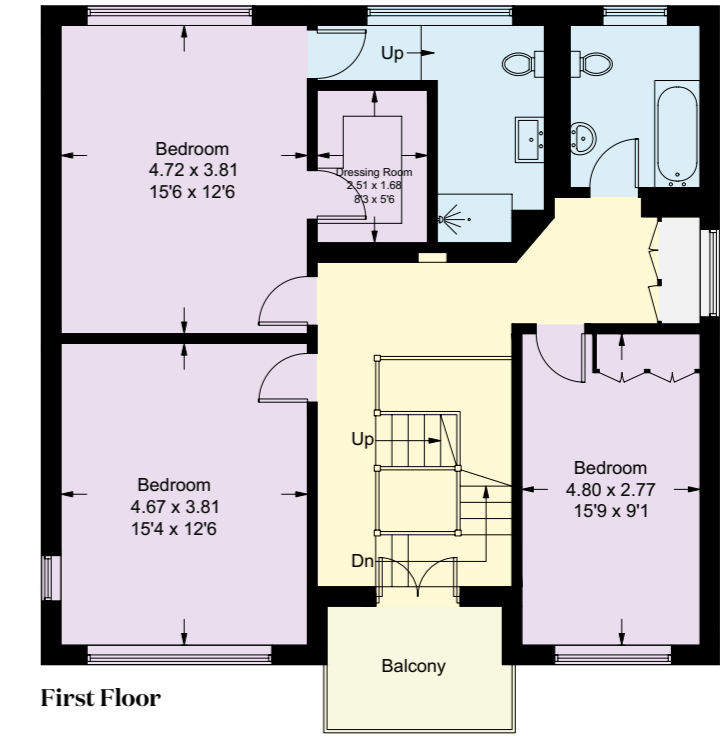
Set within landscaped gardens in one of Guildford’s most coveted enclaves, this is a rare opportunity to secure a stylish, spacious home in an outstanding setting.



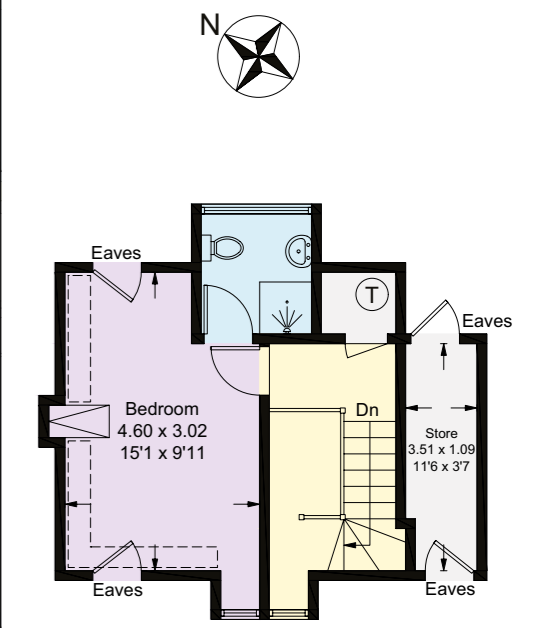
Ground Floor

Approximate Gross Internal Area = 272.8 sq m / 2936 sq ft  
 Store = 3.7 sq m / 40 sq ft  
 Total = 276.5 sq m / 2976 sq ft

- - - = Reduced headroom below 1.5m / 5'0



First Floor



Second Floor

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



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.

## GARDENS AND GROUNDS

The gardens at 7 Fort Road are a true highlight of this wonderful home – expansive, beautifully landscaped, and immaculately maintained. A rich variety of mature shrubs, specimen trees, and established planting create an attractive, leafy backdrop and a real sense of privacy. The garden has been thoughtfully designed for both relaxation and entertaining, with a generous patio terrace providing the perfect setting for alfresco dining, summer barbecues, and outdoor gatherings when the British weather allows. Tucked away within the grounds is a charming, beautifully kept summerhouse – a secluded and tranquil retreat ideal for reading, working, or simply enjoying the peaceful surroundings. This is a garden made for making the most of long summer evenings and quiet weekend afternoons, completing the lifestyle appeal of this exceptional family home.

## 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

**EPC:** D

**Council Tax:** Band G

**Tenure:** Freehold

**Directions**

**Postcode:** GU1 3TB

**What3words:** ///steps.kind.judge

**Viewings:** Viewing is strictly by appointment through Knight Frank.



We would be delighted  
to tell you more.

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