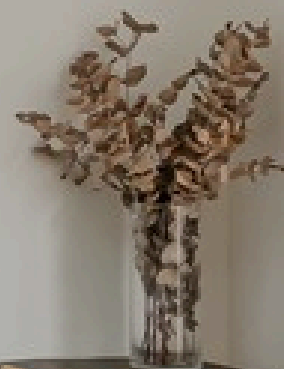


DENZIL ROAD

Guildford



Chantryes
& Pewleys

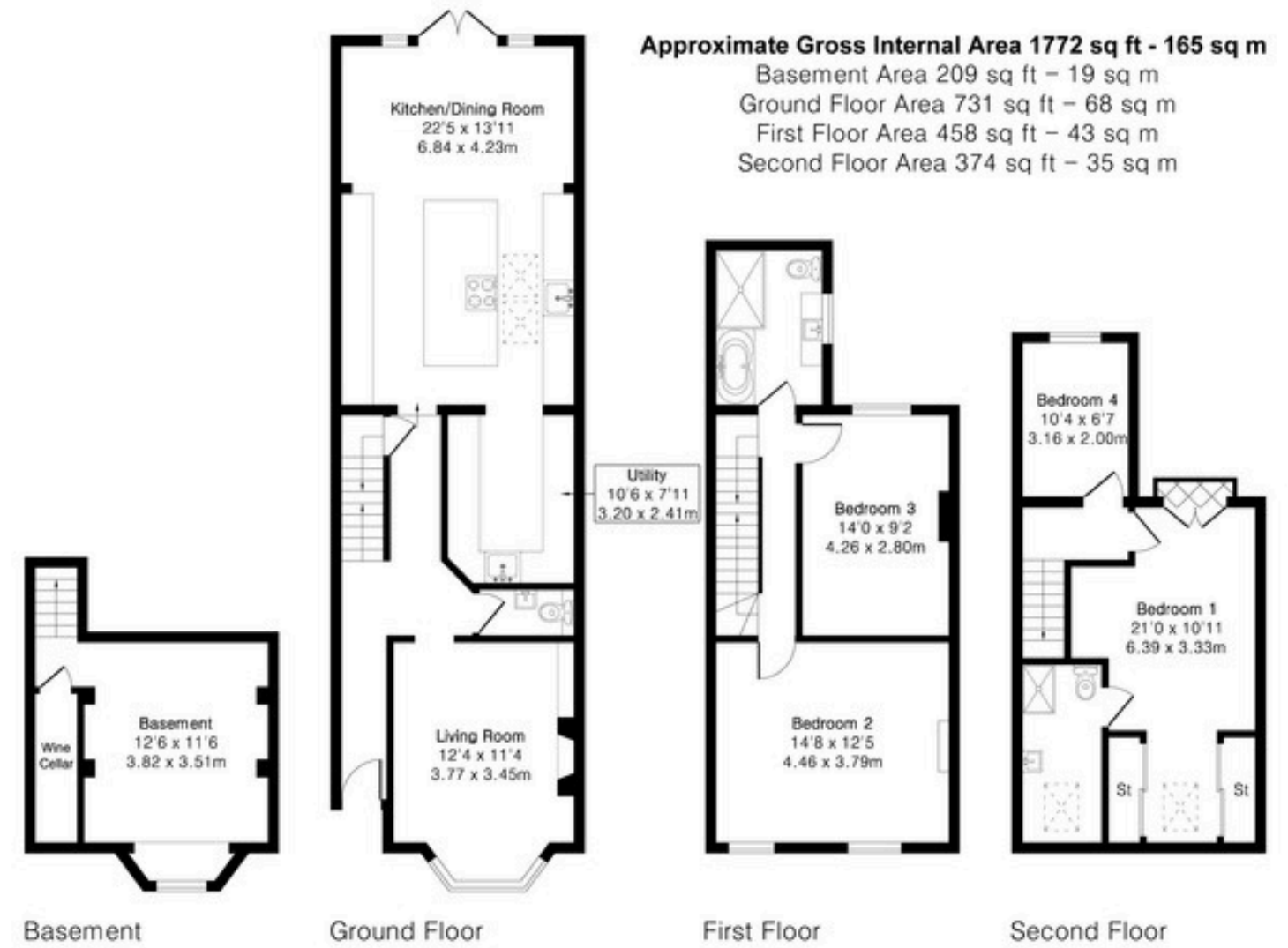
ESTATE AGENTS



AT A GLANCE

- 4 Bedrooms
- 2 Bathrooms
- Additional ground floor w/c
- Modern open-plan kitchen
- Arranged over 4 floors
- Basement
- Residents parking
- Rear garden with terrace and lawn
- 0.1 miles to Guildford Train station
- 0.4 miles to Guildford High Street
- Within catchment area of Guildford County School

Tenure: Freehold. Council Tax Band: D EPC: D



FROM THE AGENT

The house opens out far beyond its frontage, with a layout that offers both separation and flexibility.

Thoughtfully upgraded by the current owners, it combines luxurious contemporary finishes and high specification appliances with the character and proportions of the original Victorian home.

The result is a bright and adaptable house that works effortlessly for modern family life, all within walking distance of Guildford station, the town centre and within the catchment area of the highly sought-after Guildford County School.

Warmly,

Pippa

Pippa Barnes,
Associate





WELCOME HOME

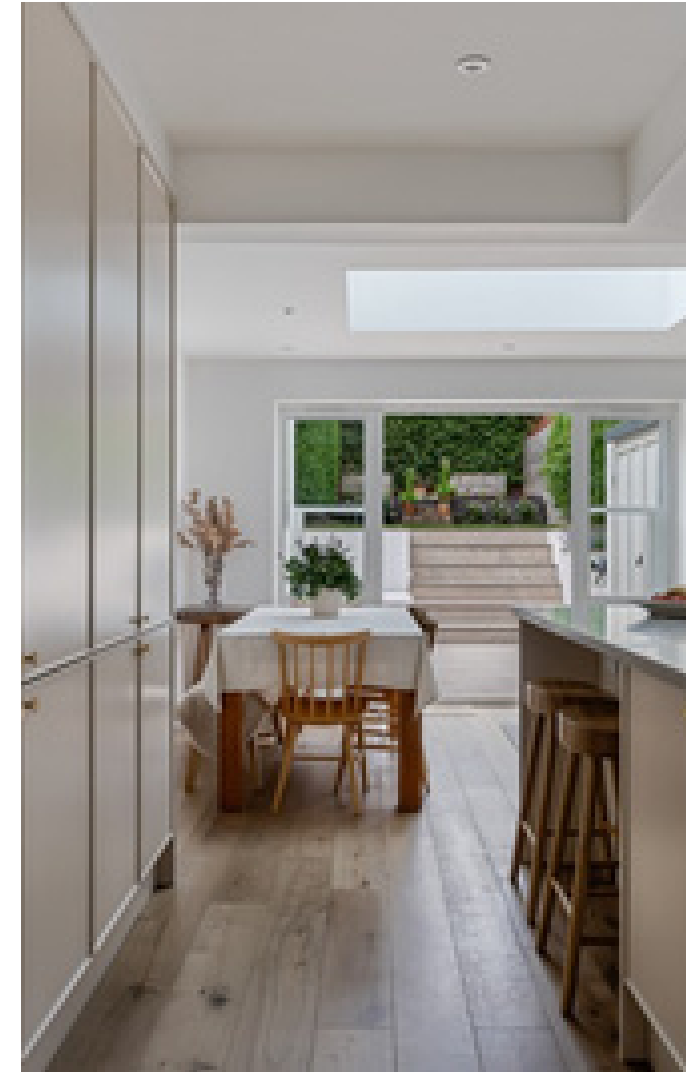
This is a house that gives more than it first suggests.

From the front, it retains the character and proportions of the original Victorian house, while internally the layout opens into a deeper, brighter and more adaptable home.

The current owners have carefully renovated the property throughout, introducing modern finishes and thoughtful detailing without losing the feel of the original house. The result is somewhere that feels calm, practical and considered.

The space unfolds naturally as you move through it. A quieter front reception room sits separately from the main living areas, before the house opens into a large kitchen and dining space at the rear. The accommodation across the two upper floors allows offers flexibility for all.

Positioned on Denzil Road, the house is within walking distance of Guildford station and the town centre, making it particularly well suited for both commuting and everyday convenience.



ELEGANT LIVING

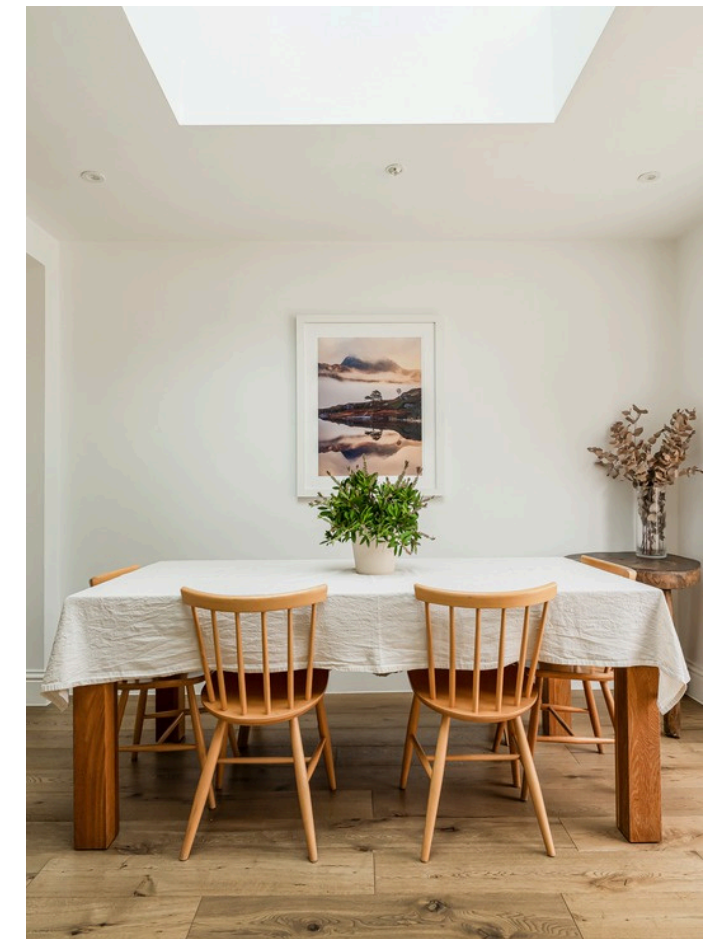
The approach into the house is slightly elevated, with steps leading up to the front door and into a light entrance hall. There is a ground floor cloakroom set off the hallway, positioned practically before moving through to the main rooms.

At the front, the separate living room offers a more contained space. The bay window draws in natural light, while the fireplace creates a clear focal point. It works well as a quieter room, set away from the main activity of the house, particularly in the evenings.

This contrast between the more enclosed front room and the open rear space helps balance the layout.



SOCIAL KITCHEN



The rear of the house opens into a large kitchen and dining space.

Skylights above and double doors to the garden bring consistent natural light through the room, while the south-west facing aspect helps the space stay bright well into the afternoon.

The kitchen has been finished with clean lines and flush cabinetry, complemented by quartz stone worktops that continue through into the utility/pantry area. A central island anchors the room without interrupting the flow between cooking, dining and seating areas.

The layout has been carefully considered so that the Miele ovens, hob, storage and much of the preparation space sit slightly set back from the main entertaining area. This keeps the room feeling calm and uncluttered, despite the scale of the space.

Underfloor heating runs throughout the extension, while electric Velux rooflights, a Quooker tap and integrated water filtration add to the overall finish and practicality.

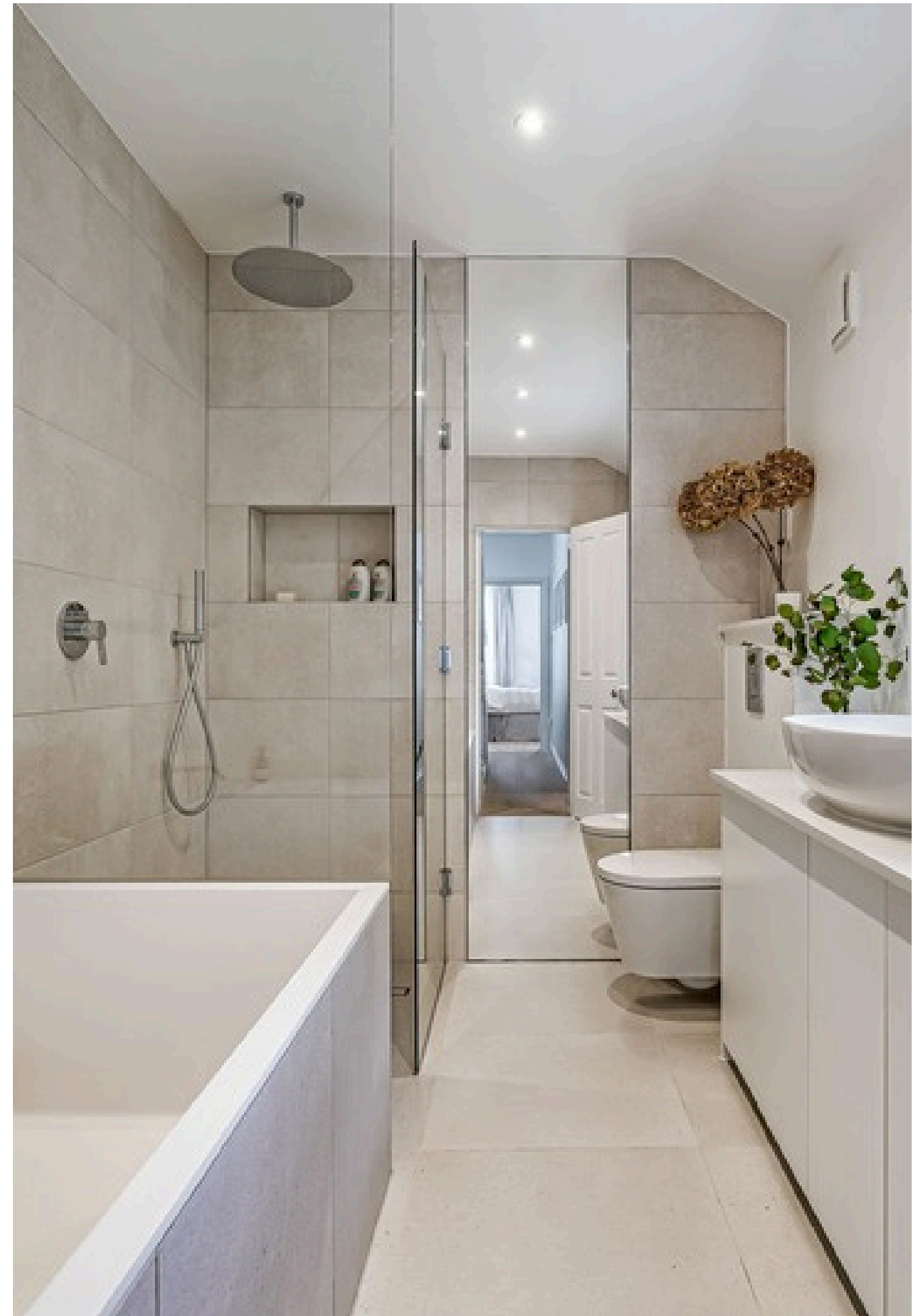
A basement level below provides valuable additional storage and houses the water softener, water pump and immersion heater, keeping the practical infrastructure of the house neatly tucked away from the main living spaces.



FIRST FLOOR

The first floor provides two generous double bedrooms, both naturally bright with a calm and settled feel. Their proportions allow for full bedroom arrangements without the rooms feeling overfilled, giving them a sense of ease day to day.

They are served by a well-appointed family bathroom, fitted with both a bath and separate shower. Underfloor heating adds an additional level of comfort, while the finish and layout keep the space practical as well as refined.





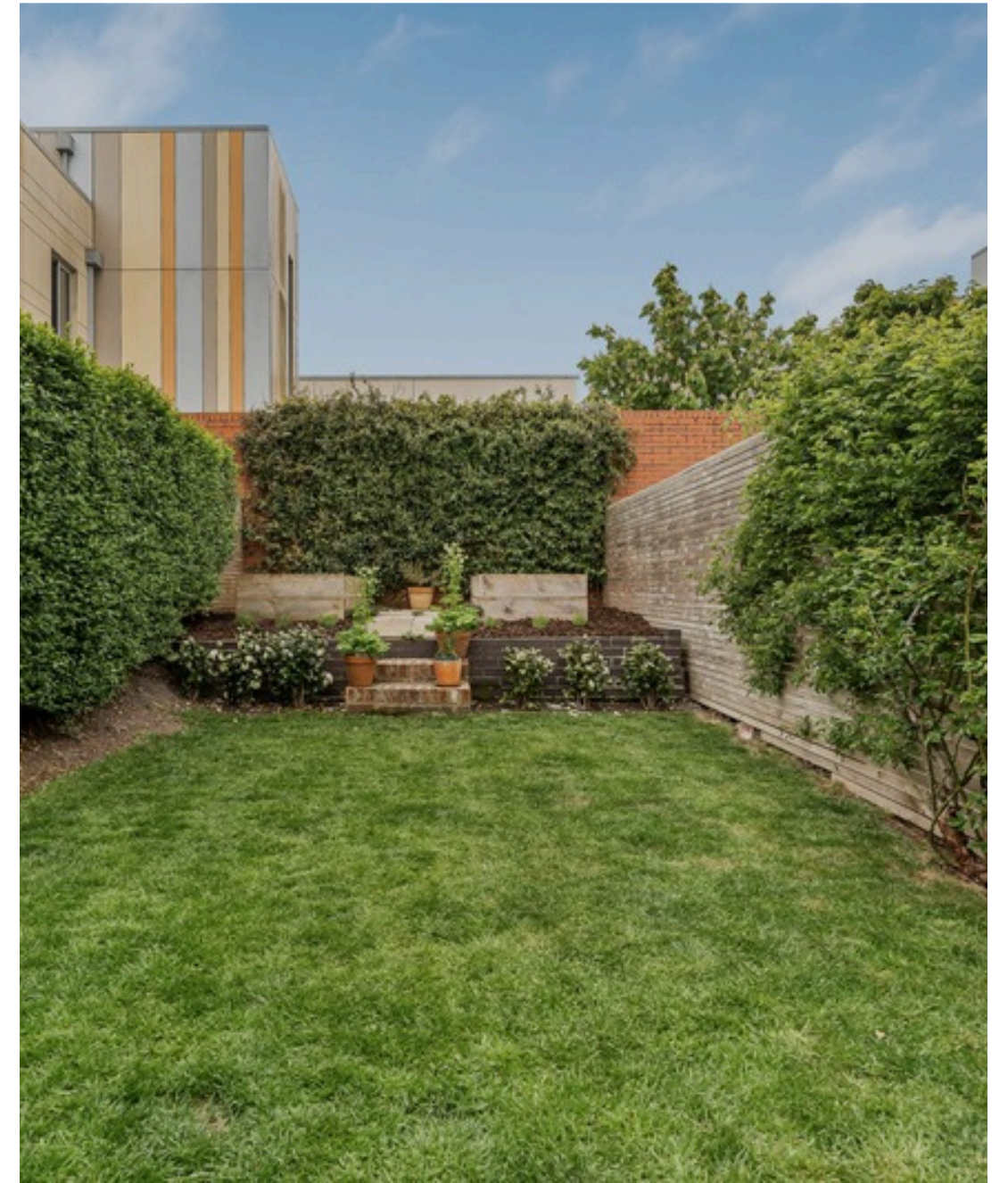
SECOND FLOOR

The top floor is centred around the largest bedroom in the house, creating a more private and self-contained space away from the rest of the accommodation.

Double doors open to a Juliette balcony, bringing additional light into the room and giving it a more open outlook across the rear. The bedroom is complemented by its own ensuite bathroom, also fitted with underfloor heating.

To the rear, there is a further single room which works comfortably as either a nursery or home office depending on requirement.

THE GARDEN



The garden is south-west facing, which has a clear impact on how the house is experienced day to day. It is particularly well positioned to catch the light as the day progresses, with the terrace and upper sections benefiting from sun well into the evening.

Immediately outside the kitchen, a paved terrace creates a natural extension of the living space, working equally well for outdoor dining or quieter seating. From here, the garden rises across tiers, giving each section a defined purpose rather than leaving the space feeling open and undefined.

The planting and structure create privacy without restricting light, while a garden shed at the rear provides practical storage, including enough room for bicycles.

Overall, the garden feels considered and connected to the house, designed to work alongside the layout rather than simply sit beyond it.



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