



WORKING MENS CLUB

THE BELLAIRS

Guildford, Surrey



A BEAUTIFULLY APPOINTED LUXURY TWO BEDROOM APARTMENT WITHIN A HISTORIC CONVERSION, MOMENTS FROM GUILDFORD TOWN CENTRE

Summary of accommodation

First Floor: Entrance hall | Principal bedroom with en suite shower room | One further double bedroom
Shared bathroom | Kitchen/dining/living room

Garden and grounds: Private communal courtyard | Single garage

Distances: River Wey 210m, Guildford's High Street 470m, Guildford Mainline Station 0.4 miles (from 32 minutes to London Waterloo), London Road Station, Guildford 1 mile (from 47 minutes to London Waterloo), A3 northbound 1.5 miles
A3 southbound 1.2 miles, M25 (Junction10) 10.6 miles, Heathrow Airport 23.8 miles, Gatwick Airport 25.5 miles
(All distances and times are approximate)

SITUATION

Millmead Terrace enjoys a truly enviable setting, offering the rare combination of tranquillity and town-centre vibrancy. Tucked away on a quiet and attractive road, the location sits just 470m from Guildford High Street, reached via a gentle, mostly level walk that is ideal for all generations. This effortless connection places the full energy of Guildford on your doorstep, from independent boutiques and well-known retailers to an impressive selection of cafés, bars and restaurants.

For commuters, Guildford Railway Station is only 0.4 miles away, providing fast and frequent services and an excellent sense of connectivity, all without compromising on peace and privacy at home. It is a location perfectly suited to those seeking convenience without congestion.

Beyond the high street, residents can enjoy scenic riverside walks along the River Wey, perfect for relaxed strolls or weekend escapes, while the renowned Yvonne Arnaud Theatre offers culture and entertainment moments away. Millmead Terrace is ideal for buyers who want a calm residential setting while remaining fully immersed in everything Guildford has to offer.

Schools: 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 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.



THE PROPERTY

Set within what is arguably Guildford's most attractive and characterful apartment building, this exceptional home forms part of The Bellairs, a landmark historic conversion rich in architectural and cultural significance. Originally constructed in 1885 and later operating as the celebrated Bellairs Playhouse and home of the renowned Guildford School of Acting, the building has played an important role in the town's theatrical heritage. Today, it stands as a beautifully restored and highly regarded residential address.

Accessed via secure private key-fob entry with lift access to all floors, the apartment blends timeless character with modern convenience. The accommodation is anchored by a truly stand-out kitchen, dining and living space, where stunning south-facing arched windows flood the room with natural light, creating an impressive sense of volume and elegance. The kitchen is well appointed with modern integrated appliances, making it ideal for both everyday living and entertaining.

The principal bedroom is a generous double, featuring fitted wardrobes and a sleek modern en suite bathroom. A second double bedroom, also with fitted wardrobe space, is served by a contemporary family bathroom.

Additional practical benefits include a separate secure storage locker and a single garage, located just a short walk away, proving invaluable for parking or further storage.

Altogether, this is a rare opportunity to own a refined apartment within one of Guildford's most iconic and prestigious historic conversions.





PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and underfloor central heating.

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating B

Council Tax Band: D

Tenure: Leasehold - 125 years - approximately 111 years, 9 months remaining.

Service charge: £4060.40 per annum

Ground rent: £498.20 per annum

Garage Ground Rent: £1 per annum

Garage Insurance: £78.72 per annum.

Directions

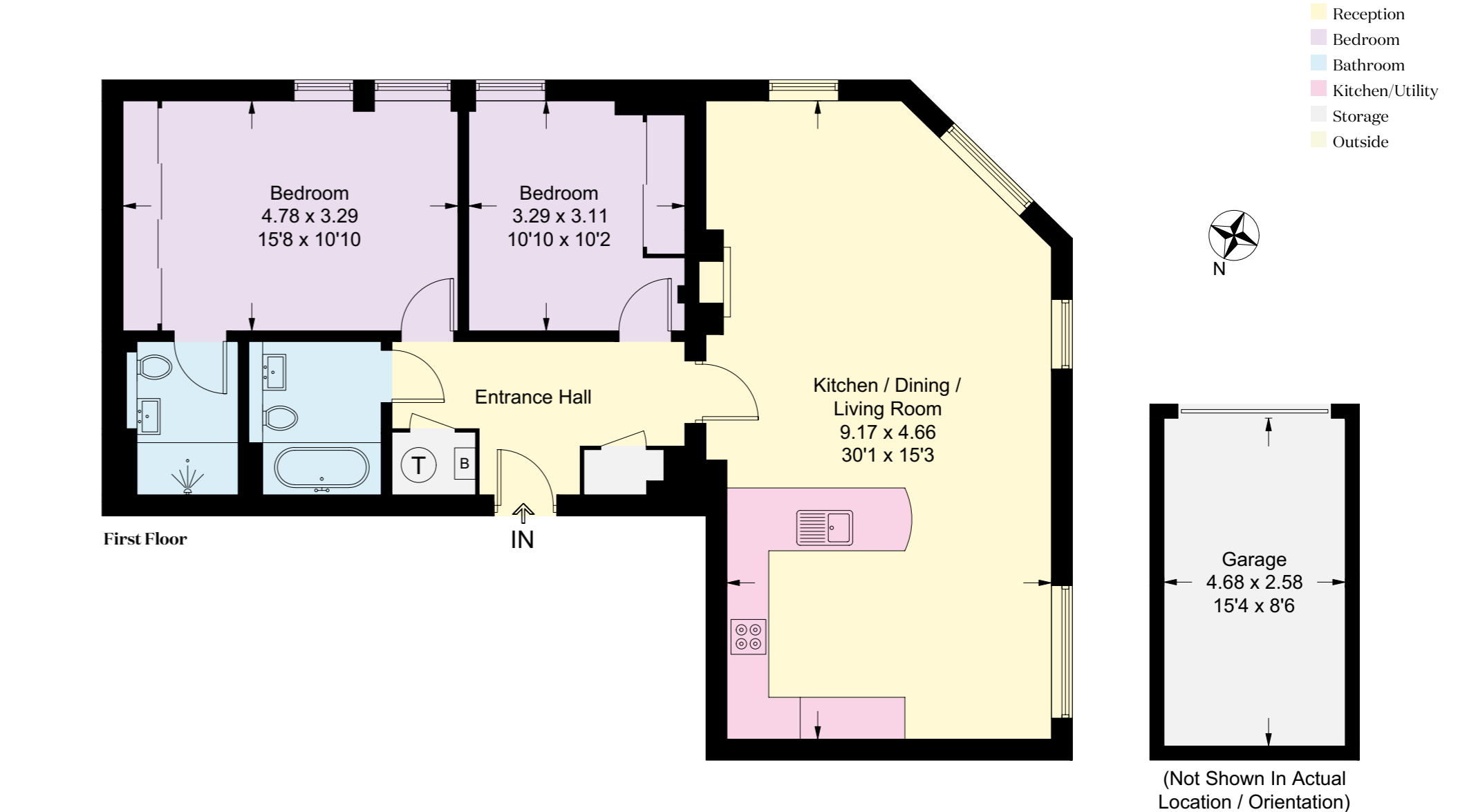
What3Words: ///ritual.factories.saves

Postcode: GU2 4AY

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



Single garage forming part of a garage en bloc



Approximate Gross Internal Area = 89.2 sq m / 960 sq ft
Garage = 12.2 sq m / 131 sq ft
Total = 101.4 sq m / 1091 sq ft

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.

We would be delighted
to tell you more.

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