



STABLE COTTAGE

Guildford, Surrey



A DELIGHTFUL DETACHED COTTAGE SET IN THE SOUGHT-AFTER LONGDOWN ROAD

Summary of accommodation

Ground Floor: Kitchen | Dining room | Drawing room | Cloakroom

First Floor: Four bedrooms | Family bathroom

Garden and grounds: South-facing rear garden with paved terrace and lawn
Detached garage | Driveway parking for three cars

Distances: Guildford's Upper High Street 1.5 miles, London Road Station, Guildford 1.6 miles (from 47 minutes to London Waterloo), Guildford mainline station 2.4 miles (from 32 minutes to London Waterloo)
A3 (northbound) 2.8 miles, A3 (southbound) 3.1 miles, M25 (Junction 10) 9.1 miles
Heathrow Airport 22.3 miles, Gatwick Airport 35.1 miles, Central London 31.9 miles
(All distances and times are approximate)

SITUATION

Stable Cottage occupies an enviable position on Longdown Road, a sought-after location to the south of Guildford, surrounded by open countryside yet within easy reach of the town's extensive amenities.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

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 Country 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.

STABLE COTTAGE

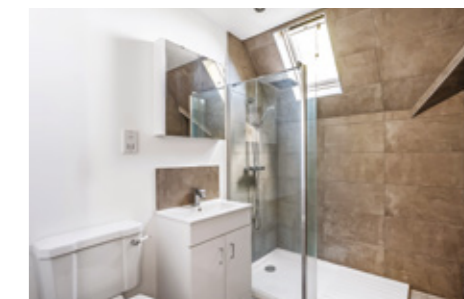
Stable Cottage is a characterful detached home offering well-balanced accommodation arranged over two floors, extending to approximately 1,426 sq ft including a detached garage. The property blends classic cottage appeal with generous, practical living spaces, ideal for both family life and entertaining.



The entrance porch opens into a welcoming kitchen and adjacent dining room, where French doors open directly onto the rear garden. The bright and comfortable drawing room enjoys further French doors, creating an excellent connection between indoor and outdoor living.

On the first floor are four bedrooms, including a generous principal bedroom with attractive views towards Chantry Wood. A family bathroom completes the accommodation.

Stable Cottage is a home with warmth, charm and flexibility, offering scope to personalise.



GARDEN AND GROUNDS

The south-facing rear garden enjoys a paved terrace, ideal for outdoor dining and entertaining, and is bordered by established fencing and mature planting, offering a peaceful and private setting. Externally, the property is approached via a private driveway providing off-road parking and access to the detached garage,

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating D

Council Tax Band: G

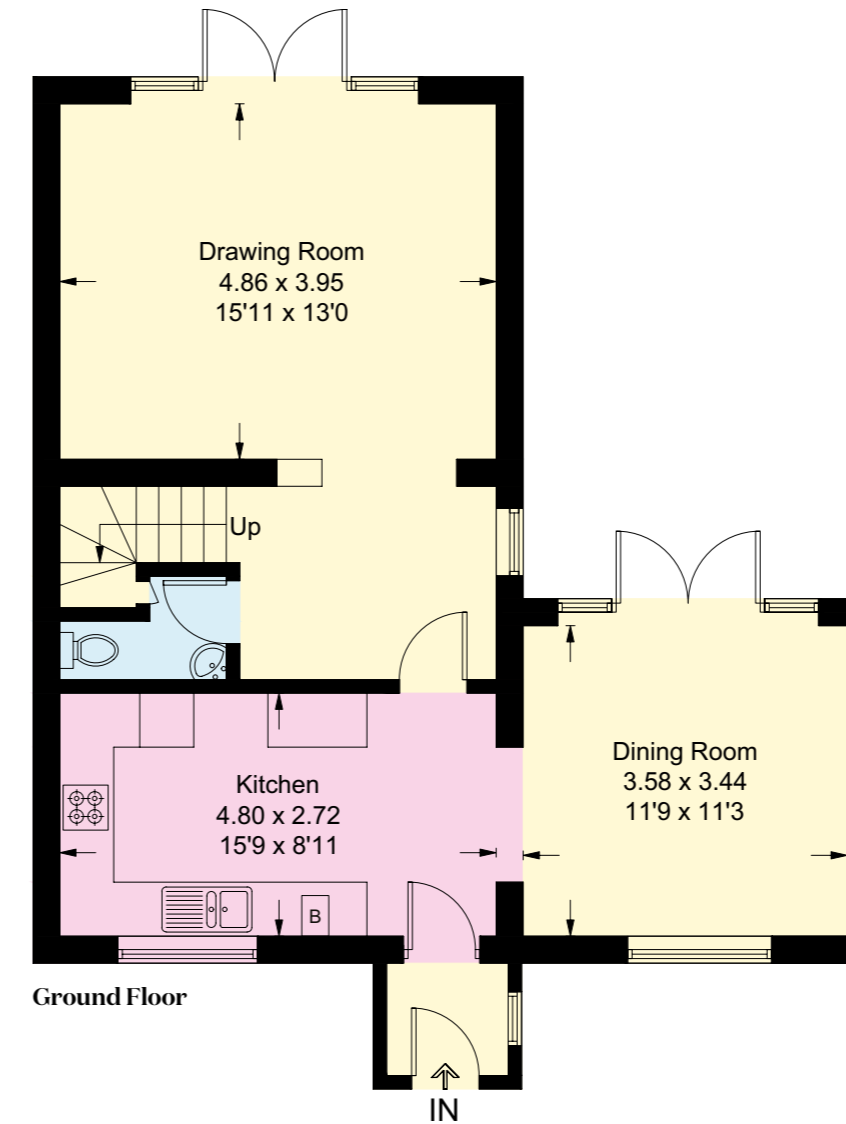
Tenure: Freehold

Directions

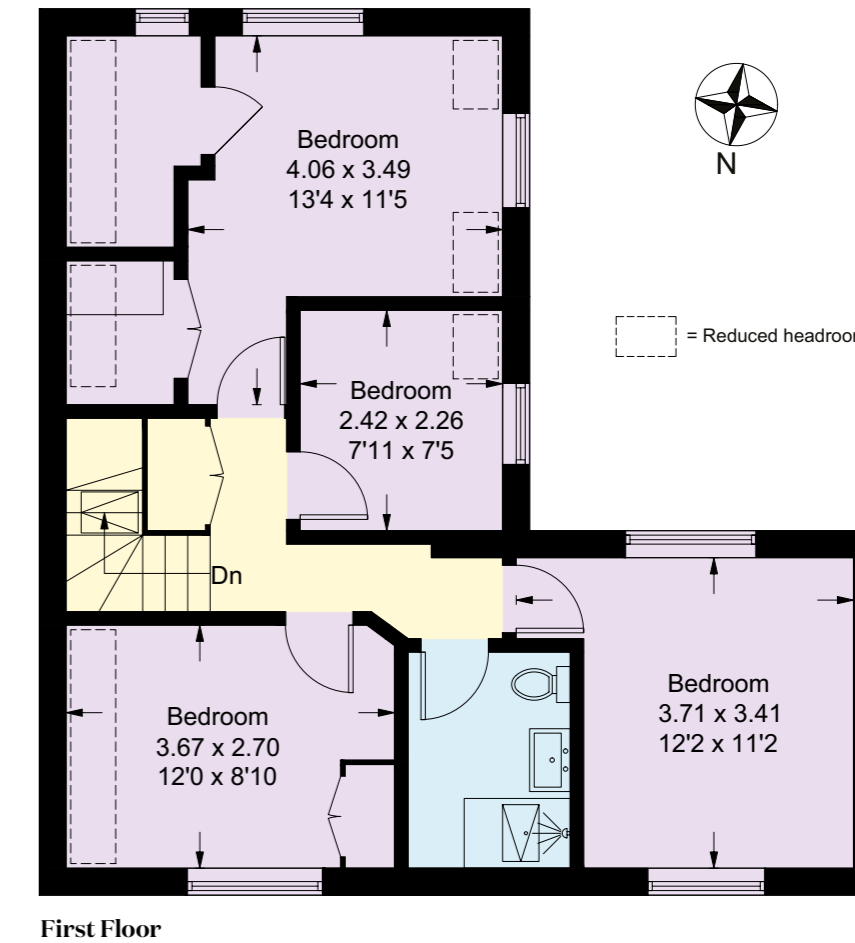
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What3Words: ///dirt.wallet.trap

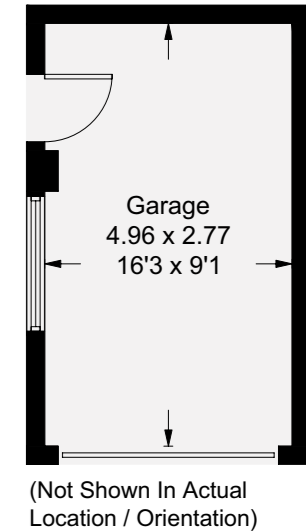
Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



Approximate Gross Internal Area = 119.6 sq m / 1287 sq ft
 Garage = 12.9 sq m / 139 sq ft
 Total = 132.5 sq m / 1426 sq ft

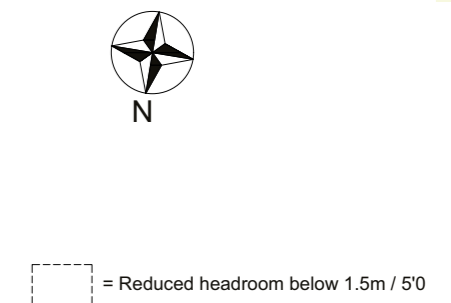


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



(Not Shown In Actual Location / Orientation)

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



We would be delighted
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