



GARLETON

Guildford, Surrey



AN INCREDIBLY RARE OPPORTUNITY TO
UPDATE AND EXTEND THIS FOUR-
BEDROOM HOME, PROUDLY POSITIONED
ON ONE OF GUILDFORD'S MOST
PRESTIGIOUS ROADS.

Summary of accommodation

Ground Floor: Entrance Hall | Drawing room | Sun room | Principal bedroom with dressing room and en suite bathroom
Kitchen | Dining room | Utility area | Boot room | Cloakroom

Lower Ground Floor: Two double bedrooms | Bedroom/study | Shared bathroom | Boiler room | Greenhouse

Garden and grounds: Driveway parking for several vehicles | Double garage | A well-proportioned outbuilding presently
configured as a home office and garden tool shed, with clear scope to transform into a spacious garden room
or further reception area | A beautifully landscaped south-facing garden, thoughtfully planted with a
variety of mature and attractive greenery

In all about 0.24 acres

SITUATION

The Guildowns are widely regarded as one of the most exclusive groups of roads in Guildford, with Guildown Avenue in particular standing as one of the most prestigious and sought-after addresses. Elevated and beautifully positioned, the road enjoys breathtaking views across Guildford and the surrounding countryside, creating a wonderful sense of space, light and tranquillity. Despite its prime setting, Guildown Avenue is also known for its strong community feel, offering a rare combination of privacy, prestige and neighbourly charm that appeals to families and long-term residents alike.

Perfectly balancing seclusion with convenience, the property is just 0.7 miles from Guildford's historic High Street, which offers an excellent selection of shops, restaurants and amenities. The mainline station is approximately 0.8 miles away, providing fast and frequent services to London. This exceptional location offers the best of both worlds—an enviable, elevated setting with panoramic views, combined with excellent accessibility to both the town centre and beyond.

A rare opportunity to enjoy refined living in one of Guildford's most coveted locations. Stunning views, exclusivity and connectivity—all perfectly combined.

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.

Distances: Guildford High Street 0.7 mile, Guildford mainline station 0.8 miles (from 32 minutes to London Waterloo), A3 (northbound) 2.6 miles, A3 (southbound) 2.3 miles, M25 (Junction 10) 10.3 miles, Heathrow Airport 25.4 miles, Gatwick Airport 37.6 miles, Central London 35.1 miles (All distances and times are approximate)



THE PROPERTY

Set in an elevated and highly sought-after position on one of Guildford's most prestigious roads, this well-proportioned four-bedroom home presents an exciting opportunity to modernise and enhance, all while enjoying breathtaking south-facing views. The property offers a versatile layout ideally suited to family living, as well as those seeking the option of predominantly single-storey accommodation, with generous reception spaces and excellent natural light throughout.

A spacious entrance hall provides a welcoming introduction, leading into a light and airy drawing room filled with natural brightness. This flows seamlessly into the sun room, perfectly positioned to capture the best of the south-facing outlook—an ideal spot to relax and enjoy a morning coffee. The sun room opens onto an adjoining balcony with an awning, offering a further space to take in the views and enjoy warmer weather. The dining room benefits from one of the finest aspects in the house and connects naturally to a separate kitchen. A utility area, boot room and cloakroom add a high level of day-to-day practicality.



The principal suite is also located on the main floor, allowing for convenient one-level living if required, and includes a dressing area, smart en suite bathroom and delightful views. On the lower ground floor, there are three spacious double bedrooms, one currently utilised as a study, all served by a family bathroom. An integral greenhouse further enhances the appeal, ideal for keen gardeners.





Approximate Gross Internal Area
 Main House 2,233 sq. ft / 207.50 sq. m
 Garage 286 sq. ft / 26.61 sq. m
 Outbuilding 337 sq. ft / 31.35 sq. m
 Total 2,856 sq. ft / 265.46 sq. m

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.





GARDEN AND GROUNDS

The property is approached via a substantial driveway, providing parking for several vehicles and creating an impressive sense of arrival. There is also a spacious double garage, offering excellent secure parking as well as useful additional storage space.

To the rear, the garden is beautifully maintained and thoughtfully arranged, with a variety of colourful plants and established borders that create an inviting and private setting to enjoy the warmer months. A substantial outbuilding is currently used for garden tool storage alongside a separate outdoor home office, both of which offer excellent flexibility. Subject to the necessary consents, this space provides clear scope to be renovated and transformed into a substantial garden room or additional reception area overlooking the garden.

Overall, the grounds offer a wonderful balance of practicality and lifestyle, perfectly suited to both day-to-day living and outdoor entertaining.





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

Energy Performance Certificate: Rating D

Council Tax Band: H

Tenure: Freehold

Directions

What3Words: ///shared.alert.proper

Postcode: GU2 4HA

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



We would be delighted
to tell you more.

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