



85 Addison Road, Guildford, Surrey

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 Knight  
Frank



An exquisite Victorian townhouse, beautifully refurbished to the **highest specification throughout** on a coveted residential street in the heart of Guildford.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Dining room | Impressive open-plan kitchen/breakfast/living room

**First Floor:** Spectacular principal bedroom suite with walk in dressing room and en suite

**Second Floor:** Bedroom two with en suite shower room

**Lower Ground Floor:** Studio/third bedroom | Shower room

**Garden and Grounds:** Tiered garden with terrace | Detached gym with many versatile uses such as home office or further accommodation

### Distances

Guildford's Upper High Street 0.4 miles, Pewley Downs 210 metres, London Road Station

Guildford 0.6 miles (from 47 minutes to London Waterloo), Guildford station 1.1 miles (from 37 minutes to London Waterloo)

A3 (Guildford northbound) 1.5 miles, A3 (Guildford southbound) 2.1 miles, M25 (Junction 10) 8.6 miles, Heathrow Airport 23.9 miles

Gatwick Airport 25 miles, Central London 31.5 miles

(All distances and times are approximate)



**Knight Frank Guildford**  
2-3 Eastgate Court, High Street  
Guildford  
GU1 3DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

**James Ackerley**  
01483 617920  
[james.ackerley@knightfrank.com](mailto:james.ackerley@knightfrank.com)

## Situation

Addison Road is approximately 650 meters from Guildford's Upper High Street but also offers ample walking opportunities on your doorstep with the Pewley Downs just over 200 metres from the property in the opposite direction. Pewley Down is a spectacular 23-acre Local Nature Reserve offering views south to St Martha's Hill, Chantry Wood, and beyond. 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

Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbott 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, Mellow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

## The property

Addison Road is a popular residential street in the heart of Charlotteville, a coveted central location which offers the best of town living while being on the doorstep of the countryside. The property has been beautifully refurbished throughout by the current owners to create a contemporary home while maintaining the period charm of the Victorian townhouse.

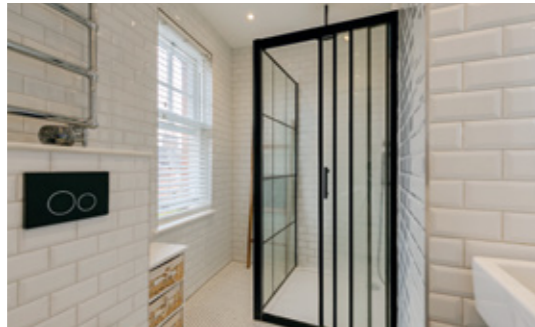




Decorated in fresh, neutral tones with wooden floors throughout, this house offers exquisite accommodation that is flooded with natural light and offers the incoming purchaser the opportunity to obtain a turn-key home in a coveted address.

On entering, the hallway leads through to the formal living room, which is currently used as a dining room, and has a large double window, high ceilings and period features including ceiling cornicing, picture rails and a ceiling rose. To the rear of the property, the open-plan kitchen, dining and family room is found and is the real heart of the home. The kitchen is an outstanding, bespoke Tom Howley kitchen and is fitted with top-of-the-range appliances including a Miele oven and microwave oven, a Quooker tap and a Bora induction hub set into the central island with breakfast bar seating that creates a social feel to the kitchen. Beyond, the kitchen space opens to a dining and family room with a large skylight and sliding glass doors that open to the garden and connect the entertaining space to the outside, creating a seamless connection. The lower ground floor has been converted to create a flexible space, currently used as a studio, but this would be an ideal guest bedroom with an adjoining shower room.





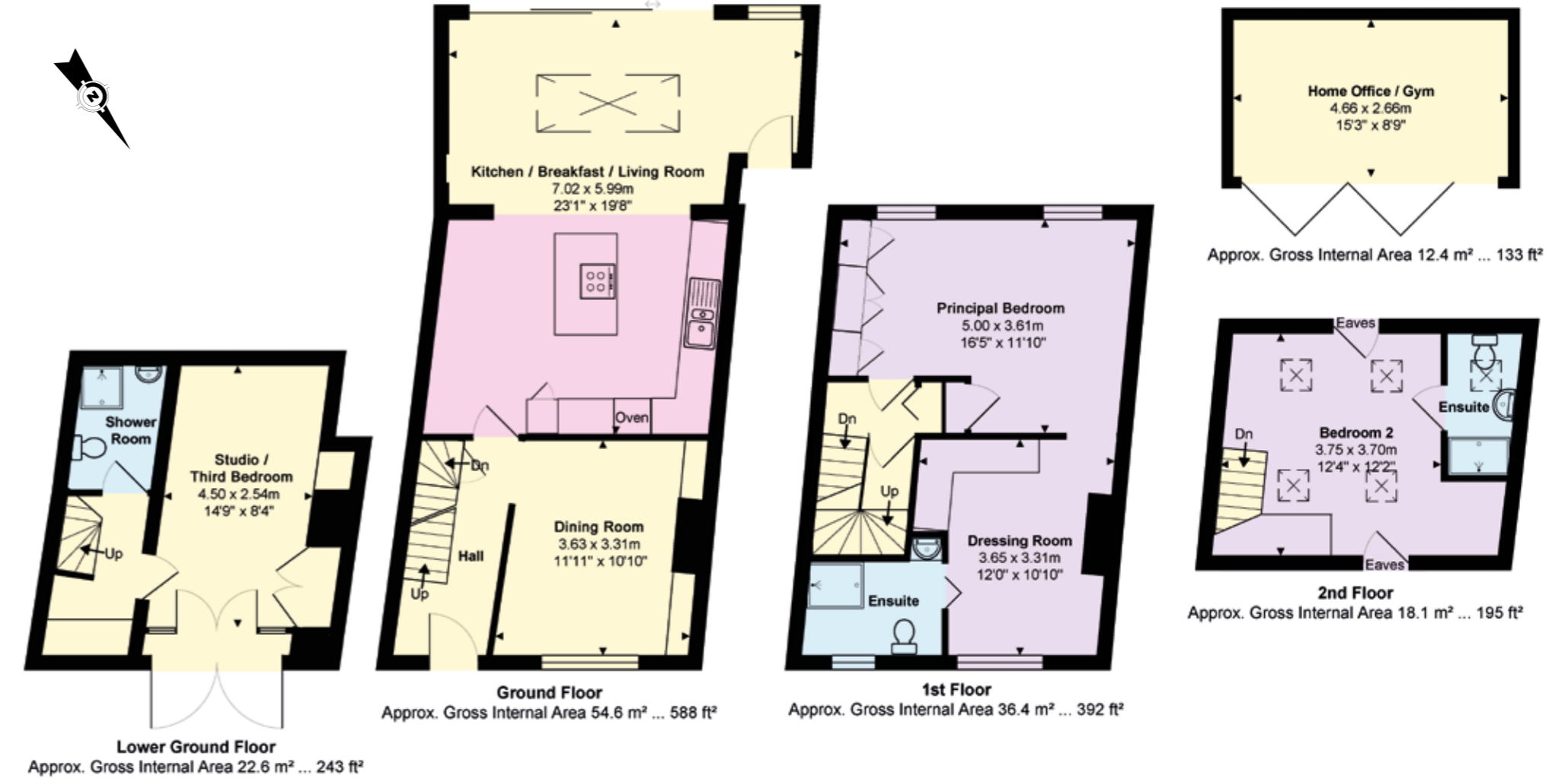
The principal bedroom suite occupies the entire first floor with fitted wardrobes in the bedroom area, along with a superb, generously sized, separate, walk-through dressing room which leads to the sumptuous en suite bathroom. Bedroom two is on the second floor and has an en suite bathroom, and large Velux windows allow natural light to fill the room. There is access to useful eaves storage on this floor also.

### Garden and grounds

The property is set back from the road with a small off-street parking area, and steps lead up to the front door on the raised ground floor. There is also side access into the kitchen/dining/family room. The rear garden has been beautifully landscaped to enjoy to south-westerly aspect. The lower tier has flagstone paving and a built-in seating area which seamlessly extends the entertaining and dining space from the kitchen, dining and family room.

### Approximate Gross Internal Floor Area 144.1 sq m / 1551 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



An area of planting with seasonal blooms sits between the lower and top tiers, and another flanks the right side of the garden next to steps that lead to the top tier which is laid to lawn. To the end of the garden is a studio, currently used as a gym which could also be used to create the perfect tranquil space to work from home.

## Services

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

## Directions

Postcode: GU13QE

What3words: ///dare.tilt.live

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band E

EPC Rating: D



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