



Pewley Way, Guildford, Surrey

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# A stunning five bedroom home conveniently situated near the town with **immediate access to the Downs.**

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## Summary of accommodation

**Ground Floor:** Kitchen/breakfast room | Sitting room | Playroom | Utility room

**First Floor:** Principal bedroom | Four further bedrooms | Two bathrooms | Separate WC

**Garden and Grounds:** Garden and grounds | Two off street parking spaces | Garden store

## Distances

Guildford's Upper High Street 0.3 miles, Central London 29.8 miles

Guildford main line station 0.9 miles (from 32 minutes to London Waterloo)

London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo)

**Roads:** A3 (Guildford) 1.3 miles, M25 (Junction 10) 8.7 miles

**Airports:** Heathrow Airport 21.8 miles, Gatwick Airport 24.6 miles

(All distances and times are approximate)



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## Situation

Located only 0.3 miles from the Downs and 0.4 miles from Guildford's Upper High Street, the location provides a good mix of town and country living.

Guildford provides extensive shopping, restaurants, bars and first-class 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, in addition is Guildford House, a 17th century town home, providing a gallery with rotating exhibitions. The town hosts both a bustling street market and farmer's market on the first Tuesday of each month.

Guildford's main line station (1.0 mile) provides a quick and regular service to Waterloo in approximately 34 minutes. (London Road station 0.6 miles).





## The property

An excellent opportunity to acquire a well-presented five bedroom family home, located in one of Guildford's highly sought-after residential areas, and conveniently situated just half a mile away from Guildford High Street.

This meticulously maintained property offers spacious accommodation, highlighted by a remarkable vaulted family room boasting two sets of French doors that open onto a raised terrace, providing a picturesque view of the garden. In addition, an appealing formal living room and a generously sized kitchen/breakfast room cater to the needs of a growing family.

The first and second floors house five bedrooms, including four double rooms, along with a family bathroom and a second shower room.

## Garden and grounds

The rear of the property features an attractive raised terrace, ideal for entertaining guests while enjoying the captivating townscape views. Steps lead down from the terrace to a well-maintained, approximately 100 ft long rear garden, predominantly consisting of a lush lawn and securely enclosed by fencing.







**Approximate Gross Internal Floor Area**

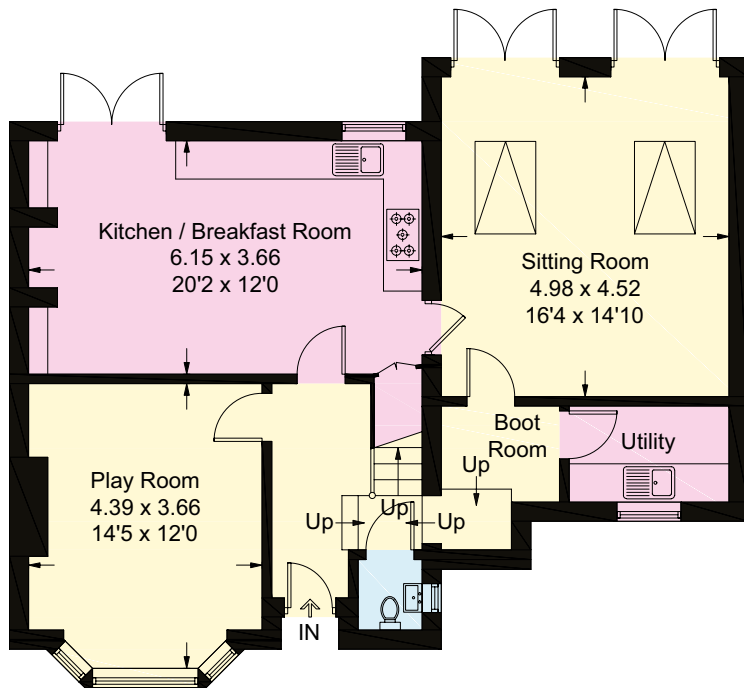
177.8 sq m / 1914 sq ft

Garden Store = 14.2 sq m / 153 sq ft

Total = 192 sq m / 2067 sq ft

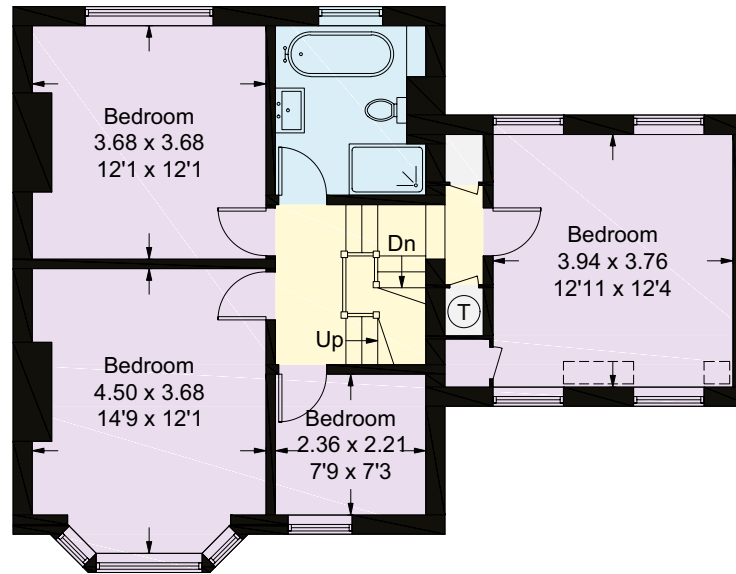
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

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

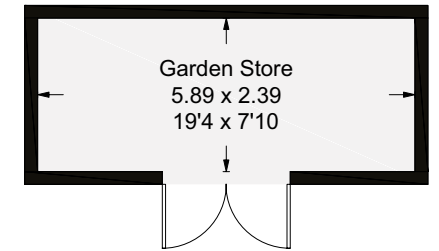


Ground Floor

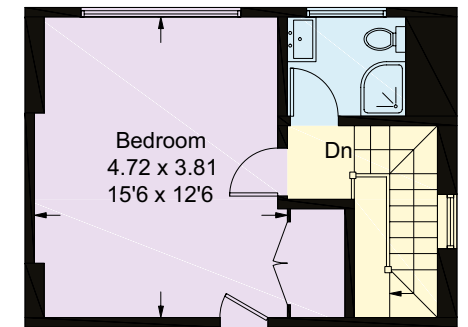
= Reduced headroom below 1.5m / 5'0



First Floor



(Not Shown In Actual Location / Orientation)



Second Floor

Eaves











## Services

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

## Directions (Postcode: GUI 3PY)

From our offices at the top of the High Street, continue away from town, turning right at the mini roundabout along the Epsom Road (A246). Turn immediately right onto Jenner Road. At the top turn right onto Harvey Road and then immediately left onto Pewley Way. The property can be found on the left-hand side 0.3 miles.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band G

**EPC Rating:** C







Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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