



Hurst Croft, Guildford, Surrey







A truly unique opportunity to purchase a **wonderfully located property** with ample potential to upgrade and extend subject to planning.

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## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Family room | Kitchen | Cloakroom

**First Floor:** Four bedrooms | Family bathroom

**Garden and Grounds:** 0.3 acres of beautiful garden | Single garage | Two garden stores

## Distances

Guildford High Street 0.7 miles, Central London 30 miles

A3 1.3 miles, M25 (Junction 10) 9.8 miles

**Train Station:** Guildford's main line station 1.2 miles (Waterloo in 34 minutes)

**Airports:** Heathrow 22.2 miles, Gatwick 24.9 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)

**Morten Boardman**  
01483 617930  
[morten.boardman@knightfrank.com](mailto:morten.boardman@knightfrank.com)

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



## The property

4 Hurst Croft is a red-brick semi-detached property located on a tranquil no-through road in a sought-after area of Guildford. The property is situated just moments away from the stunning Pewley Downs and Guildford town, offering the perfect balance of peaceful living and easy access to an abundance of amenities.

The house is set within an old chalk quarry, adding character and unique charm to the property. 4 Hurst Croft has substantial potential to upgrade and extend, subject to planning.

The ground floor has a large sitting room with the original parquet flooring and doors leading on to the garden, spacious family room, kitchen and cloakroom.

The first floor comprises three double bedrooms and one further single bedroom and a family bathroom.



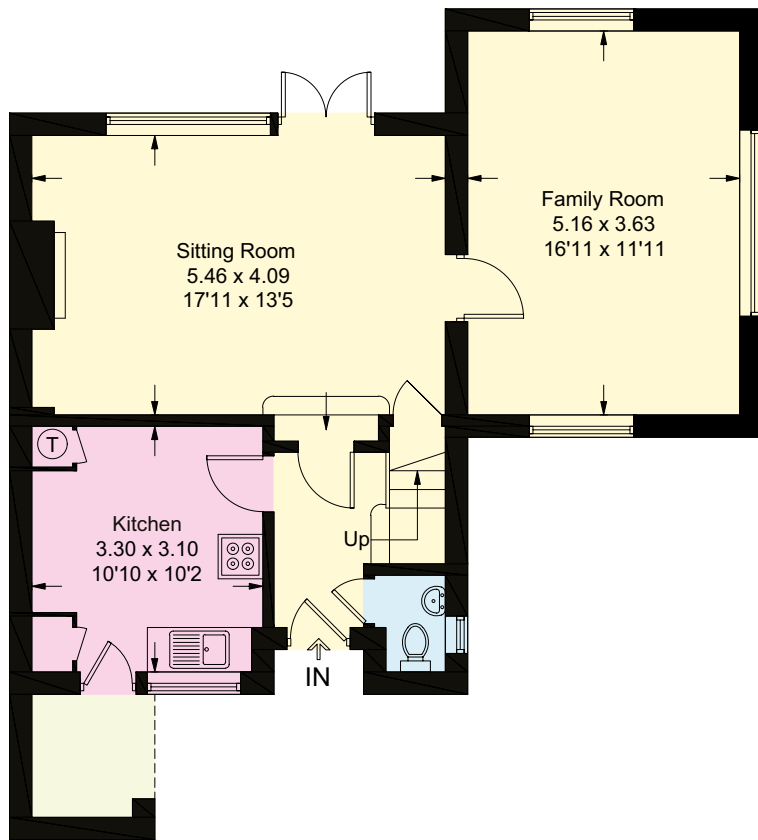




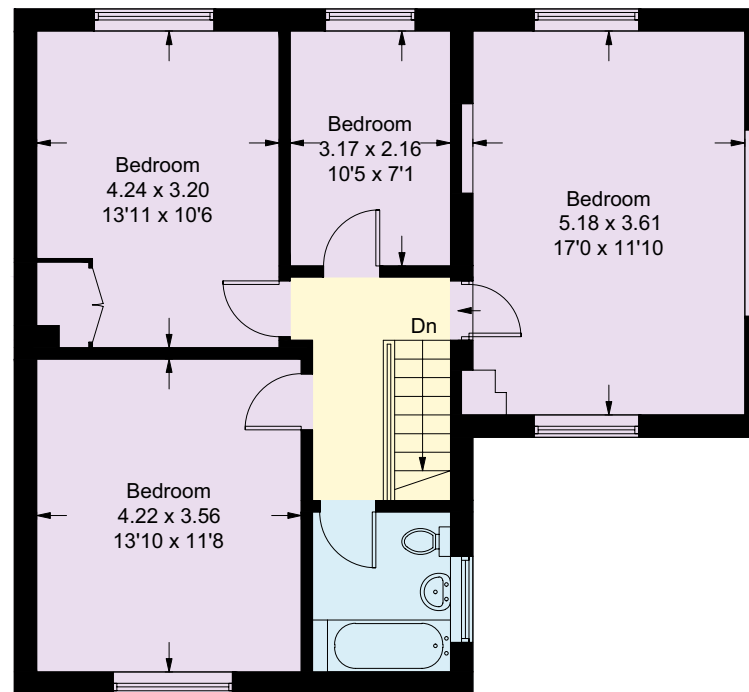
Approximate Gross Internal Floor Area  
 127.3 sq m / 1370 sq ft  
 Garage / Stores = 20.8 sq m / 224 sq ft  
 Total = 148.1 sq m / 1594 sq ft

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.

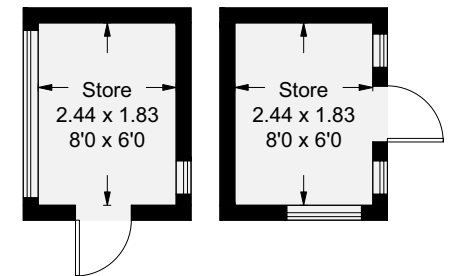
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



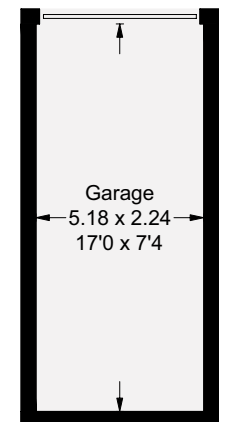
Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)



(Not Shown In Actual Location / Orientation)

## Gardens and grounds

One of the standout features of this property is the stunning and substantial garden of 0.3 acres. The garden has two tiers, the second of which runs all the way to the quarry wall.

The garden provides an extremely peaceful setting given the quiet location on a no-through road and set back from Warwicks Bench. The property also benefits from a single garage, providing convenient off-street parking.

## The location

4 Hurst Croft is situated in a very popular and convenient location, just set back from the highly regarded Warwicks Bench area of Guildford, close to the Downs and the town and therefore within walking distance of all the town's amenities. The historic High Street provides excellent shopping and there are numerous restaurants and bars all within walking distance. The main line station is just over a mile away with its fast commuter service to Waterloo in 34 minutes. The wide open spaces of the Downs are within a few hundred metres as are the lovely woodland walks of Chantry Woods, both of which link through to St Martha's and Newlands Corner.

There are many excellent schools within striking distance including Pewley Down Infant School and Holy Trinity Junior School and The Royal Grammar School in the High Street.

## Schools

The area is well-known for having excellent schooling - both state and private.

Pewley Down Infants

Boxgrove Primary

George Abbot

St Thomas of Canterbury Catholic

Holy Trinity Junior

St Peters Catholic School

Guildford County School

St Catherine's School (Girls)

Royal Grammar School (Boys)

Guildford High School (Girls)

Charterhouse School

Cranleigh School

Tormead School (Girls)







## Amenities

**Arts:** G Live, Yvonne Arnaud Theatre, Electric Theatre

**Sport:** Spectrum Leisure Centre, Surrey Sports Park

**Golf:** West Surrey, Guildford, Bramley

**Tennis:** Pit Farm, Mew, Birtley

**Rowing:** Guildford Rowing Club

## Services

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

## Viewing

Strictly by appointment with sole selling agent.

## Directions (GU1 3TJ)

From Guildford's Upper High Street and our office on your left-hand side proceed to the mini roundabout taking the right-hand fork on to Epsom Road. Continue approximately 230 feet and turn right on to Jenner Road. At the top of Jenner Road turn right on to Harvey Road. Keep left on Harvey Road, go down Bright Hill and turn left on to South Hill. Follow South Hill (which turns into Warwicks Bench and then Warwicks Bench Road ) for about 1.1 miles and then turn left onto Hurst Croft. Number 4 can be found at the end of the road and on right.

## Property information

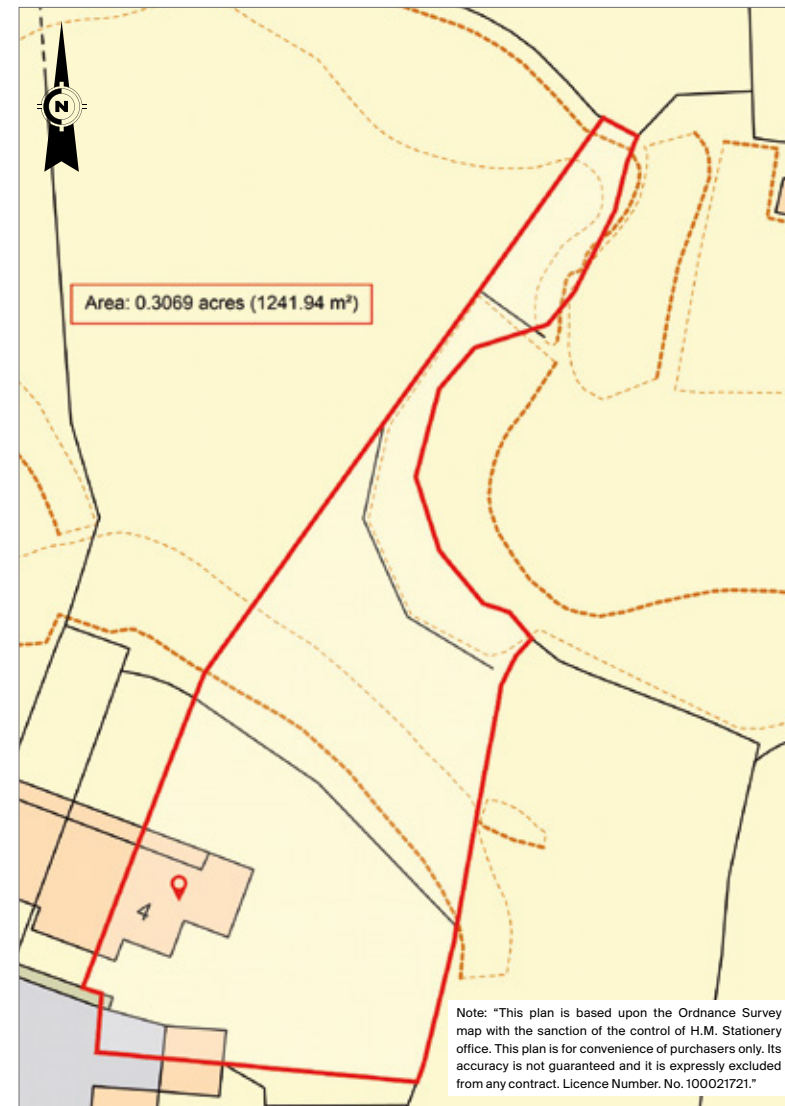
**Tenure:** Freehold

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

**Council Tax:** Band F

**EPC Rating:** F





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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