



Epsom Road, Guildford, Surrey





An attractive **1930s family home**, one mile from Guildford's upper high street and from the stunning Merrow Downs and exclusive Guildford Golf Club.

Summary of accommodation

Ground Floor: Porch | Entrance hall | Sitting room | Kitchen/breakfast room | Dining room | Cloakroom

First Floor: Principal bedroom | Three further bedrooms | Family bathroom | Separate cloakroom

Garden and Grounds: Single garage | Southeast-facing rear garden | Parking on driveway

In all approximately 0.18 acres

Distances

Guildford's Upper High Street 1.5 miles, London Road Station, Guildford 1.5 miles (from 47 minutes to London Waterloo)
Guildford station 2.2 miles (from 37 minutes to London Waterloo), A3 (southbound) 2.7 miles, A3 (northbound) 2.1 miles
M25 (Junction 10) 8.4 miles, Heathrow Airport 20.4 miles, Gatwick Airport 23.5 miles, Central London 31.7 miles
(All distances and times are approximate)



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Situation

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. Located on the Epsom Road, the house is under 500 metres to Guildford Golf Course and the Merrow Downs, which connect to miles of walking and riding routes.

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
 Guildford High School
 Tormead
 Royal Grammar Preparatory School
 George Abbott School
 Guildford County School
 St Peters Catholic School
 St Thomas of Canterbury Catholic

School
 Pewley Down Infant School
 Boxgrove Primary School
 Holy Trinity Junior School
 St Catherine's School
 Charterhouse School
 Aldro School
 Cranleigh School

Amenities

G Live
 Yvonne Arnaud Theatre
 Pit Farm Tennis Club
 Merrow Tennis & Cricket Clubs
 Surrey Sports Park

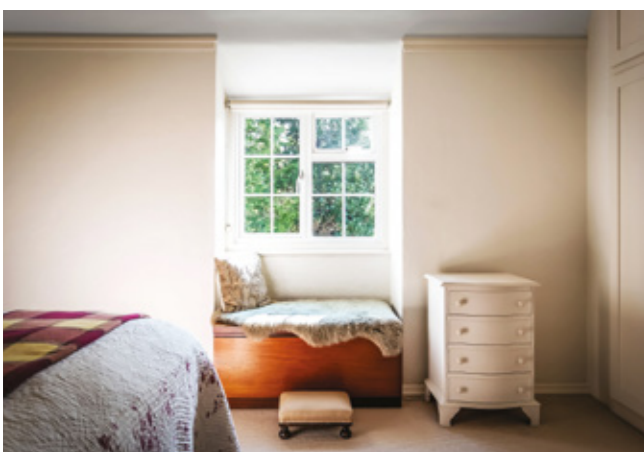
Spectrum Leisure Centre
 Guildford Golf Club
 Bramley Golf Club
 West Surrey Golf Club
 Worplesdon Golf Course

The property

The property sits back from the road nestled amongst mature trees and shrubs, offering a good degree of privacy and seclusion.

The well-proportioned reception spaces enjoy views over the garden with the elegant sitting room offering ample space for relaxed seating, and a formal dining room providing plenty of space for entertaining. The kitchen/breakfast room is fitted with a range of Shaker-style units with integrated appliances, and there is ample room for a table for more informal dining. A useful cloakroom completes the ground-floor accommodation.

The first floor comprises; a double-aspect principal bedroom and is of a generous size with the benefit of fitted wardrobes. Two further double bedrooms both have fitted wardrobes and the fourth is single, however, could be utilised as an office. The family bathroom is tastefully fitted with a modern white suite and there is a separate WC.



Gardens and grounds

Outside, the good-sized garden enjoys a southerly-aspect and has been laid mainly to patio with a variety of mature shrub and bushes planted throughout. The front driveway provides off-road parking for several vehicles and there is the additional benefit of a garage. The plot extends to approx. 0.2 of an acre in total.

Services

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

Viewings

Only by appointment through Knight Frank.

Directions (Postcode GUI 2RR)

Leave Guildford town centre via the A246 Epsom Road and at the first set of traffic lights continue forward where 188 Epsom Road can be found on your right-hand side.

What3words: lanes.trio.wiring

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: D



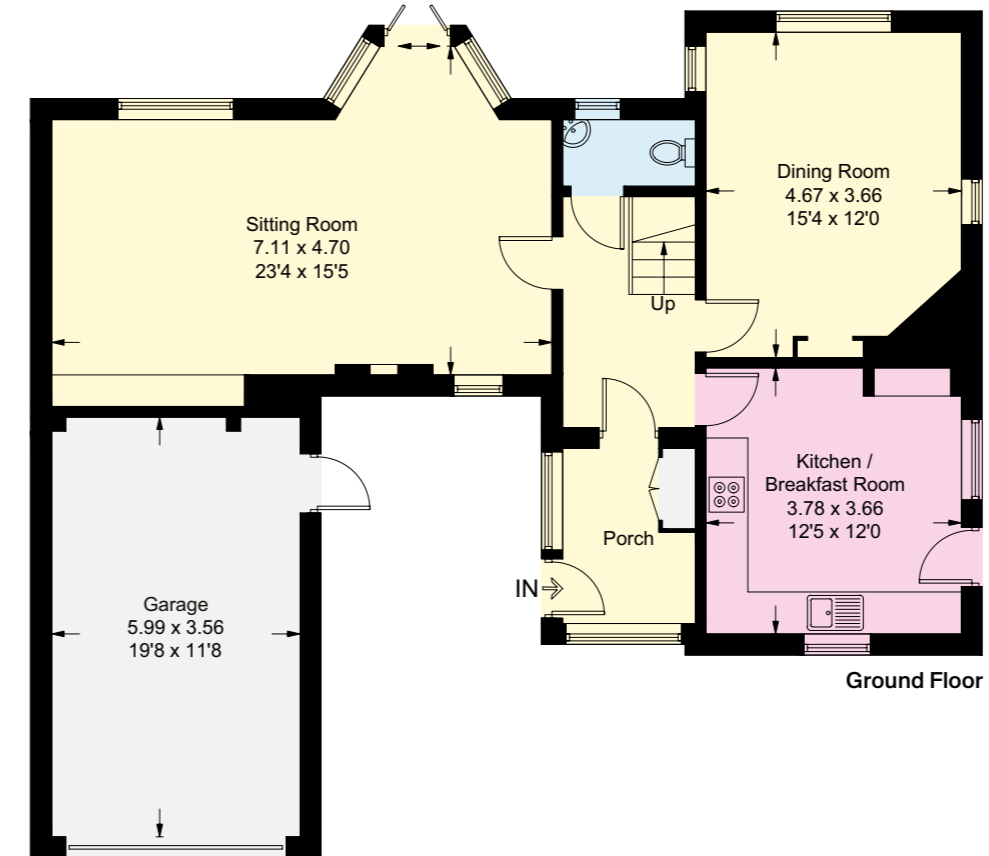
Approximate Gross Internal Floor Area

143.9 sq m / 1549 sq ft

Garage = 21.4 sq m / 230 sq ft

Total = 165.3 sq m / 1779 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.



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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Particulars dated March 2024, Photographs and videos dated March 2024.

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