



Manor Way, Guildford, Surrey





A **well-maintained family home** in the popular Onslow Village with an extensive, landscaped garden of just over a third of an acre.

**Summary of accommodation**

**Ground floor:** Entrance hall | Open plan kitchen/breakfast room | Sitting room | Dining area | Drawing room | Conservatory | Utility | Cloakroom

**First floor:** Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom

**Garden and Grounds:** Driveway with off-street parking for several cars | Integrated single garage | Paved rear terrace | Greenhouse | Swimming pool with summer house

In all about 0.34 acres

**Distances**

Guildford's High Street 1.3 miles, Guildford station 1.2 miles (from 37 minutes to London Waterloo), London Road Station  
Guildford 1.9 miles (from 47 minutes to London Waterloo), A3 (southbound) 1.1 miles, A3 (northbound) 1.2 miles  
M25 (Junction 10) 10 miles, Heathrow Airport 23.5 miles, Central London 33.6 miles, Gatwick Airport 35.4 miles  
(All distances and times are approximate)



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## Situation

Manor Way is positioned in the popular residential area of Onslow Village to the west of Guildford's town centre and just to the north of The Mount, part of the Surrey Hills Area of Outstanding Natural Beauty with miles of walking routes through the Surrey Hills.

Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London and provides extensive shopping, restaurants, bars, entertainment and sporting facilities, including the Surrey Sports Park, which is within one mile from the property. 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

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

## The property

36 Manor Way presents a designed home featuring well-appointed spaces and thoughtfully arranged accommodation for easy family living.

The ground floor has an expansive open-plan living space, encompassing a kitchen/breakfast room with access to a utility room and cloakroom. There is also a further sitting room which leads into the dining room and conservatory with delightful views of the surrounding garden. Additionally, there is a formal drawing room which could be used as a study.







On the first floor, the principal bedroom has a generous en suite bathroom with views of the expansive garden, and there are a further three bedrooms and a family bathroom. All rooms benefit from ample natural light due to the southerly aspect.

Given the size and position of the plot, 36 Manor Way provides a further opportunity to upgrade and extend, subject to the usual planning consents.



Approximate Gross Internal Floor Area  
 203.5 sq m / 2190 sq ft (Including Garage)  
 Summer House = 17.8 sq m / 191 sq ft  
 Green House = 16.8 sq m / 181 sq ft  
 Total = 238.1 sq m / 2562 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





## Garden and grounds

36 Manor Way sits in an unusually large plot of just over a third of an acre and has an appealing brick-paved driveway offering parking for multiple cars and an integrated single garage. The rear of the property showcases meticulously landscaped gardens divided into various sections. A paved terrace with raised walled beds provides an ideal space for outdoor dining, leading to a greenhouse via steps. Beyond, an expansive well-kept lawn adorned with mature shrubbery and flowerbeds extends to a higher section featuring a swimming pool and a summer house. At the end of the garden, there is an area with a shed and outdoor storage, suitable for a vegetable patch, with gated access to the road behind.

## Services

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





## Directions

Postcode: GU2 7RP

What3words: ///trap.crowd.slate

## 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: D



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 February 2024. Photographs and videos dated November 2023.  
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