



MOUNTSIDE

Guildford, Surrey



A STANDOUT FIVE BEDROOM FAMILY HOME BOASTING STUNNING VIEWS

Situated under half a mile from Guildford Railway Station, with exciting potential to create a fully self-contained annexe.

Summary of accommodation

Ground Floor: Spacious entrance hall | Drawing room | Dining room | Kitchen | Utility room
WC | Family room | Shared bathroom | Two well-sized double bedrooms

First Floor: Principal suite with dressing room | Two further double bedrooms | Family bathroom

Garden and Grounds: Immaculately maintained garden with stunning panoramic views
Patio seating area perfect for outdoor entertainment in warmer weather | Garden Studio
Double garage with additional loft storage | Driveway parking for two cars

In all about 0.25 acres

Distances: Guildford's High Street 0.4 miles, Guildford mainline station 0.4 miles (from 32 minutes to London Waterloo)
A3 (northbound) 1.6 miles, A3 (southbound) 1.3 miles, M25 (Junction 10) 10.5 miles
Heathrow Airport 24.1 miles, Central London 33.3 miles, Gatwick Airport 35.6 miles
(All distances and times are approximate)

SITUATION

Perfectly positioned on one of Guildford's most sought-after roads, 19 Mountside offers an exceptional blend of convenience and prestige. Located less than half a mile from Guildford's mainline station and the bustling High Street, this address is ideal for commuters and those who enjoy easy access to the town's vibrant shops, restaurants, and cultural attractions.

Families will appreciate the proximity to Guildford County School, one of the area's top-performing state schools, just a short walk away. Beyond its practical advantages, the location boasts outstanding natural beauty. From the property, enjoy panoramic views across Guildford, including a prime outlook towards the iconic Guildford Cathedral.

For those who love the outdoors, the picturesque beauty spot of The Mount and the scenic trails of the North Downs are moments away, offering endless opportunities for walking and relaxation. This rare setting combines excellent schooling, superb transport links, and easy access to the town centre—all enhanced by breathtaking views.

Whether you're seeking convenience, lifestyle, or a stunning backdrop, 19 Mountside delivers it all in one exceptional location.

Schools: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County 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, Worplesdon Golf Club.



THE PROPERTY

As you step into this impressive home, you are welcomed by a spacious reception hall that immediately sets the tone for a property designed with both elegance and practicality in mind. The sense of light and space is evident throughout, creating an inviting atmosphere from the very first moment.

To the right, a generous dining room enjoys beautiful views and flows seamlessly into a bright, modern kitchen filled with natural light. This well-appointed kitchen offers ample storage and workspace, making it ideal for both everyday living and entertaining. A well-sized utility room adds further convenience, ensuring household tasks are kept neatly out of sight.

To the left, an exceptional, contemporary drawing room provides a stylish space for relaxation and social gatherings. This leads through to a versatile family room, which benefits from direct access to a shared bathroom and two well-proportioned double bedrooms. This thoughtful layout is perfect for guests or extended family, offering comfort and privacy.

With its own facilities and separation from the main living areas, this section of the home presents a fantastic opportunity to be converted into a fully self-contained annexe—ideal for multi-generational living or even as an income-generating rental.

Upstairs, the principal bedroom is a true highlight, boasting breathtaking views across Guildford and featuring a chic dressing room for added luxury. Two further bedrooms, both enjoying the same stunning outlook, share a well-appointed bathroom, ensuring comfort for the whole family.

This exceptional five-bedroom home combines space, flexibility, and style, making it a rare find in one of Guildford's most desirable locations.





GARDEN AND GROUNDS

19 Mountside boasts an immaculately landscaped garden, designed for both entertaining and relaxation. Whether hosting summer gatherings or enjoying a quiet evening on the patio, the space offers stunning views across Guildford, creating a truly picturesque backdrop.

A versatile garden studio adds further appeal, ideal as a home office, creative retreat, or secure storage—providing flexibility to suit any lifestyle. The property also benefits from a double garage with loft storage and driveway parking for two cars—a rare advantage on a road where parking is predominantly on-street.

Together, these elements create an exceptional environment that balances convenience, versatility, and charm, enhancing the overall appeal of this remarkable home.



PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council

Council Tax: Band G

Energy Performance Certificate: C

Tenure: Freehold

Directions

Postcode: GU2 4JD

What3words: ///warm.rating.remedy

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



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



Approximate Gross Internal Area
 Main House 2509 sq. ft / 233.10 sq. m
 Garage 504 sq. ft / 46.80 sq. m
 Outbuildings 126 sq. ft / 11.70 sq. m
 Total 3139 sq. ft / 291.60 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



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