

Tormead Road, Guildford, Surrey





A well-proportioned, four bedroom family home **ideally located** close to Guildford’s historic town centre and excellent choice of local schools.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Utility area | Guest cloakroom

First Floor: Four bedrooms | Family bathroom

Garden and Grounds: Driveway parking for several cars | Integral single garage | Front garden | Rear garden with terrace and mature planting

Distances

Guildford’s Upper High Street 0.8 miles, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo

Guildford station 1.4 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.4 miles, A3 (Guildford southbound) 2.1 miles

M25 (Junction 10) 7.8 miles, Heathrow Airport 21 miles, Gatwick Airport 23.9 miles, Central London 30.5 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

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.

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

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, Worplesdon Golf Course.

The property

66 Tormead Road is a well-proportioned home, that offers the incoming purchaser with a wonderful opportunity to upgrade and modernise the house to create a charming family home. Due to the positioning of the house on the plot, there is excellent potential to extend the house, subject to the usual planning consents.

The house opens into the entrance hall and the generously proportioned sitting room is found to the right side of the house. Double, sliding doors lead through to the dining room that sits to the back of the house, and has a southerly aspect allowing natural light to fill the room.







This room enjoys a wonderful outlook over the rear garden, and connects to the kitchen and breakfast room, which has space for casual dining and enjoys a similar view to the garden. There is a useful utility room that has side access to the rear garden, and the ground floor accommodation is completed with a guest cloakroom.

Upstairs, the bedrooms are all well-proportioned, the principal of which has excellent fitted storage, and there is a family bathroom.

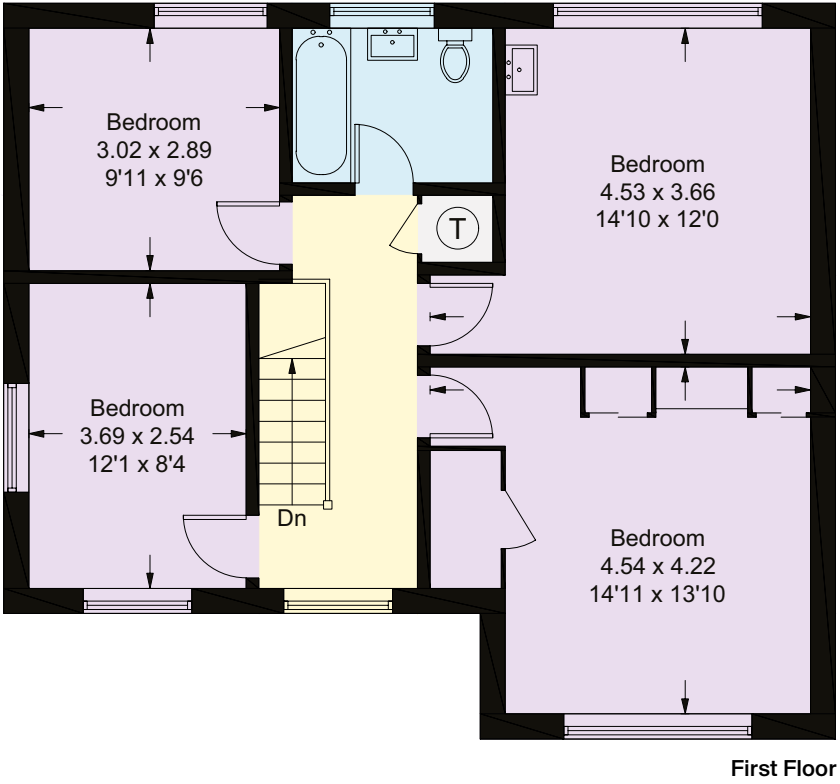
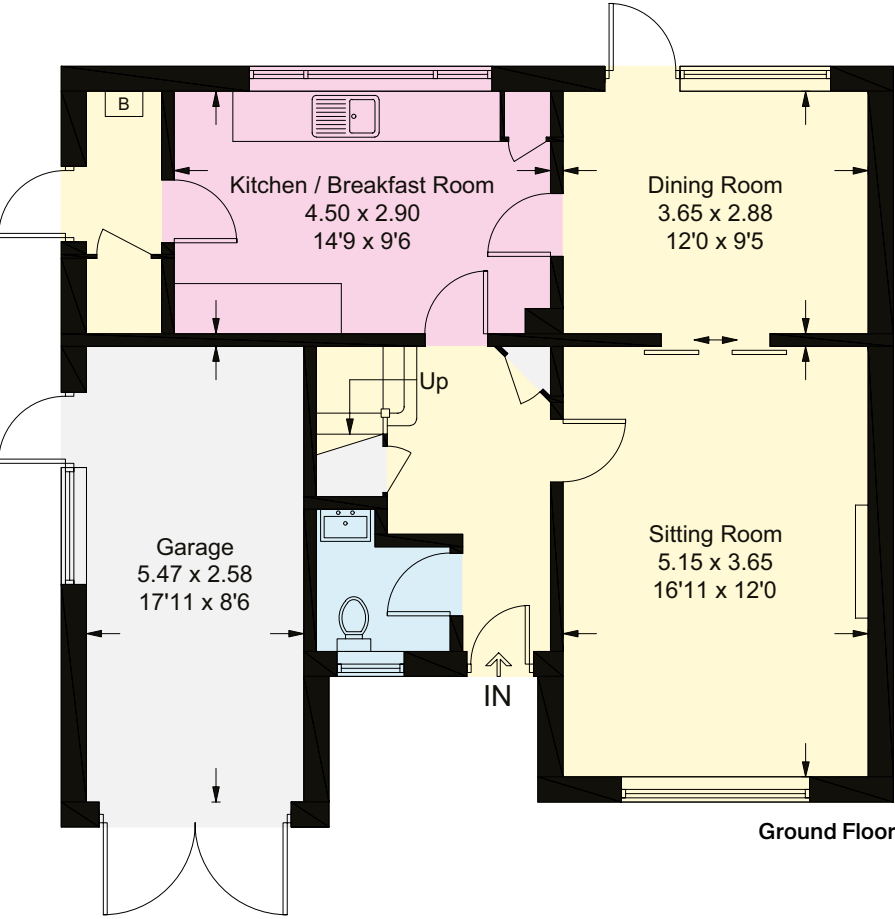
Garden and grounds

The property enjoys an attractive frontage with a spacious driveway with parking for several cars, and a front garden mainly laid to lawn with mature shrubbery in the borders. The single garage provides excellent storage and has side access to the rear garden. The garden to the rear of the house enjoys a superb south-westerly aspect making it a real suntrap. The terrace, which can be accessed from the dining room, is the perfect space for dining and entertaining in the summer months. There are well-maintained flowerbeds and borders which separate the terrace from the lawn. A useful garden store sits to the side of the house.

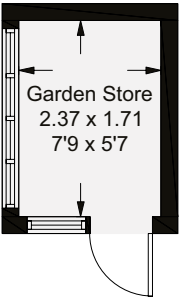


Approximate Gross Internal Floor Area
126.2 sq m / 1358 sq ft
Garage = 14.6 sq m / 157 sq ft
Garden Store = 4.0 sq m / 43 sq ft
Total = 144.8 sq m / 1558 sq ft

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



(Not Shown In Actual Location / Orientation)

Services

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

Directions

Postcode: GU1 2JB

What3words: focal.clip.skins

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band F

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated May 2024. Photographs and videos dated April 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com

