

# Austen Road

Guildford, Surrey





Proposed street scene with No. 5 Austen Road (plot to be built) shown in colour.

A unique opportunity with planning permission to create a stunning home sat within the Waterden Road Conservation Area, located only 600 metres from the historic High Street, on a very peaceful and highly regarded road.

Guildford's Upper High Street 0.4 miles, London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo)  
Guildford station 1.1 miles (from 37 minutes to London Waterloo), A3 (northbound) 1.3 miles, A3 (southbound) 2 miles, M25 (Junction 10) 8.5 miles  
Heathrow Airport 20.4 miles, Gatwick Airport 24.5 miles, Central London 33.6 miles  
(All distances and times are approximate)



### Proposed accommodation

**Ground Floor:** Porch | Drawing room | Open plan kitchen/dining/family room with bi-fold doors to rear garden | Boot room & WC

**Lower Ground Floor:** TV/playroom/bedroom five | Study | Plant room | Shower room | Utility room

**First Floor:** Principal bedroom suite with dressing room and en suite shower room | Bedroom two with dressing room | Bedroom three | Family bathroom

**Second Floor:** Bedroom four | Shower room

**Gardens and Grounds:** A blank canvas

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:** 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.



Property Information

**Services:** We are advised by our clients that the property has access to mains water, electricity and drainage. The planning permission includes provision for an EV charging point, air-source heat pump and solar panels.

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council

**Council Tax:** Not yet rated

**EPC Rating:** Not yet rated

**Directions**

**Postcode:** GU1 3NW

**What3words:** ///rides.drip.scared

**Viewings:** Viewing is strictly by appointment through Knight Frank.



Images created by AI - images are representative and may not be entirely accurate

Austen Road

A rare opportunity to build your own home in an enviable position on one of Guildford’s most sought-after roads. Planning permission has been approved (subject to completion of a section 106 agreement) for a beautifully designed new residence at 5 Austen Road, offering approximately 2,766 square feet of well-proportioned accommodation.

The plot lies within the Waterden Road Conservation Area, just 600 metres from the Upper high street and within easy walking distance to Pewley Down and the Surrey Hills Area of Outstanding Natural Beauty.

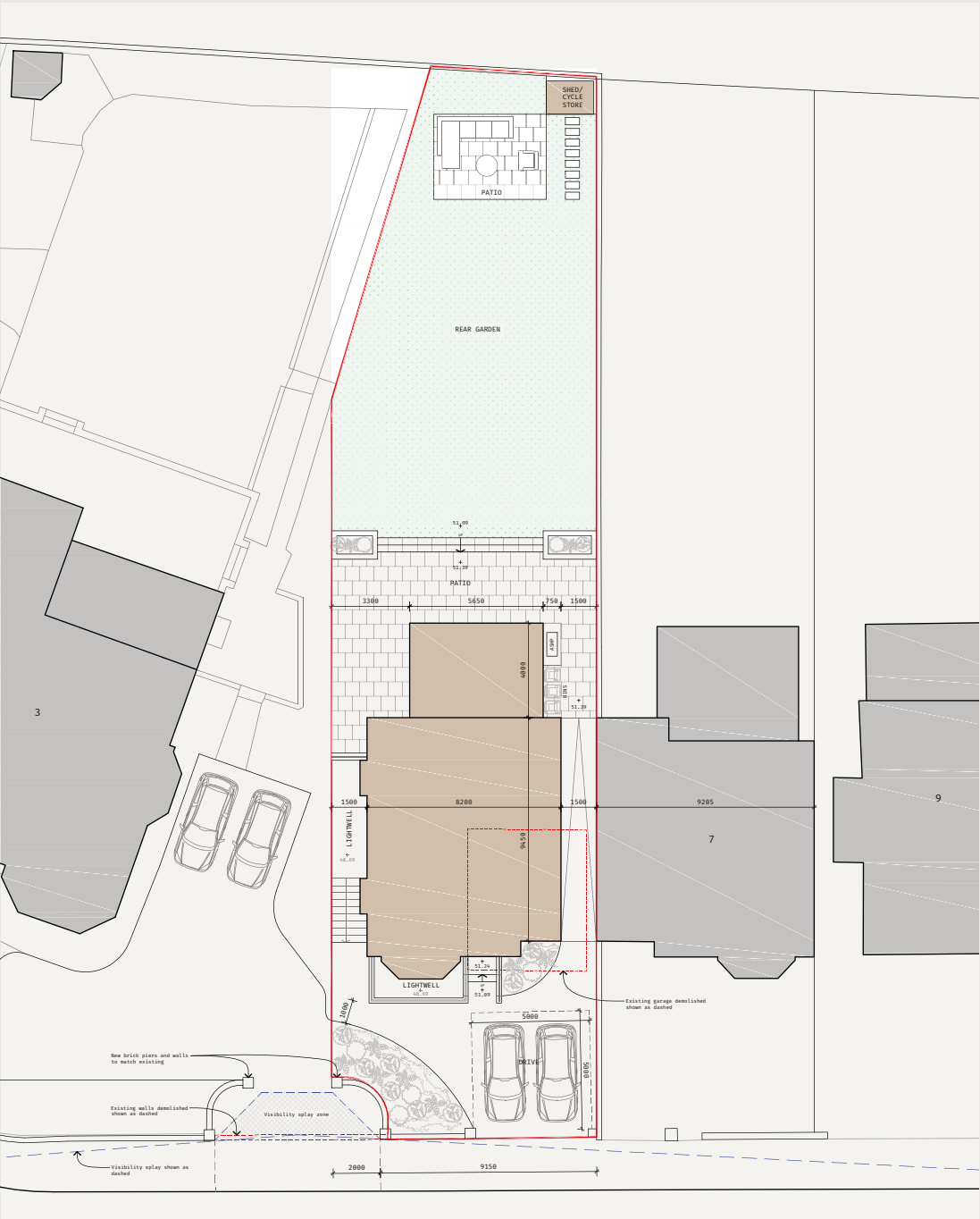
The proposed layout is arranged over four floors and features a welcoming entrance hall leading to a formal drawing room with an attractive bay window. A particular highlight of the design is the generous open-plan kitchen/dining/family room, with elegant bi-fold doors opening onto the rear garden. A boot room and WC complete the ground level.

The lower ground floor provides fantastic versatility, comprising a spacious TV/playroom (also suitable as a fifth bedroom), a separate study, utility area, shower room and plant/ storage rooms. Natural light is drawn into the space via light-wells to both the front and rear rooms.

On the first floor there are three well-proportioned double bedrooms. The principal suite benefits from a dressing room and an en suite shower room. A family bathroom serves the remaining bedrooms, while bedroom two benefits from its own dressing room

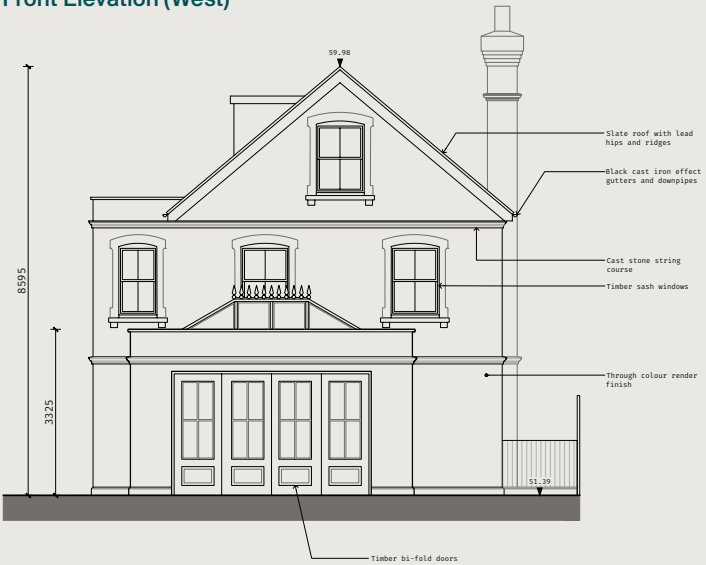
The second floor is home to bedroom four, a generous double with a separate shower room completing the impressive accommodation.

Full details of the planning application can be found on the Guildford Borough Council website using reference number 24/P/01695.



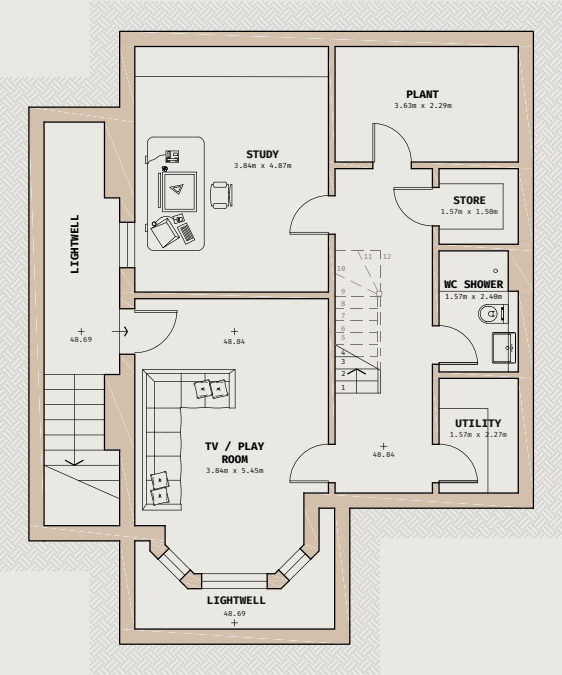


Front Elevation (West)

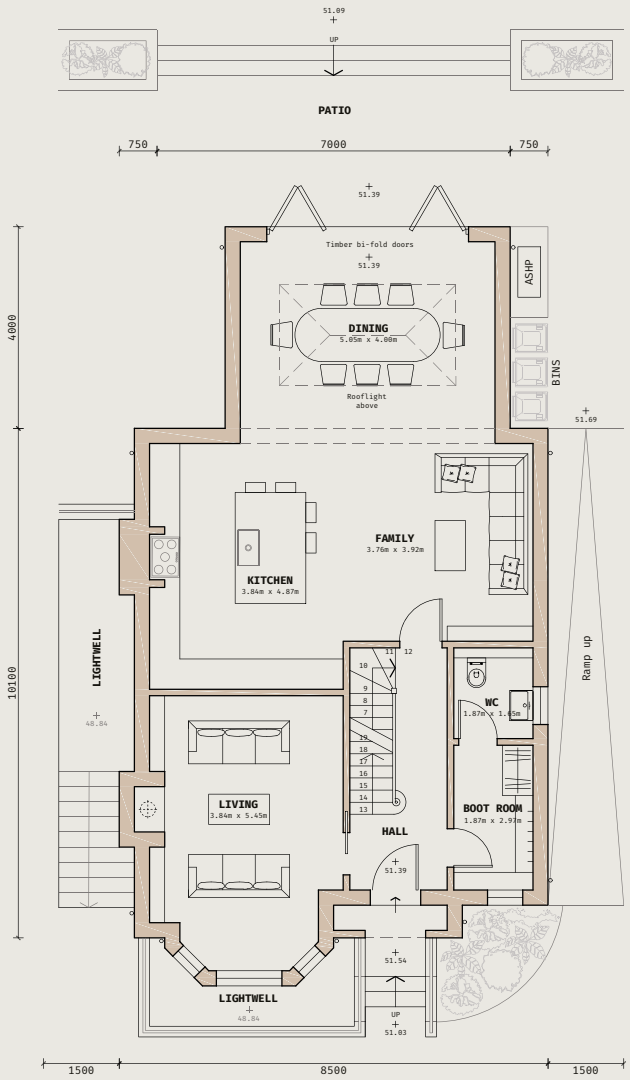


Rear Elevation (East)

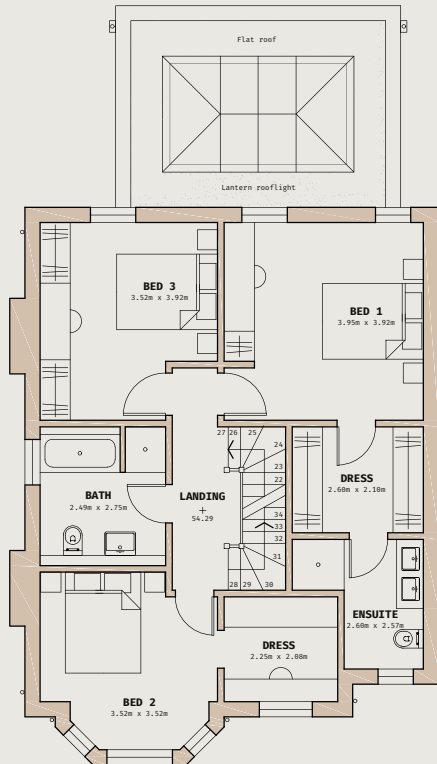
Approximate Gross Internal Floor Area  
257 sq m / 2,766 sq ft



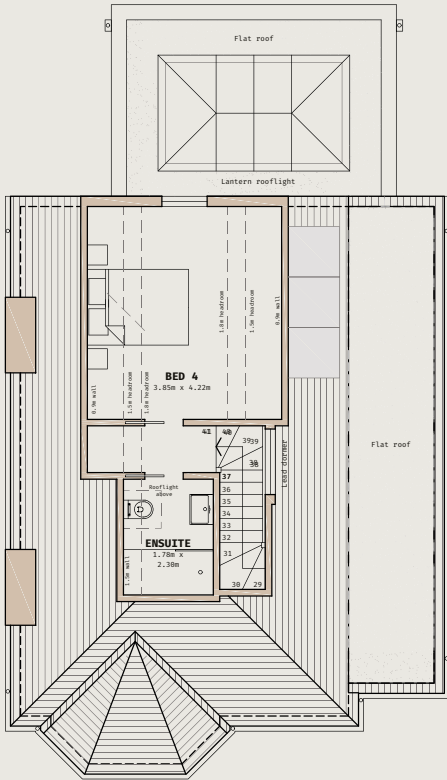
Lower Ground Floor



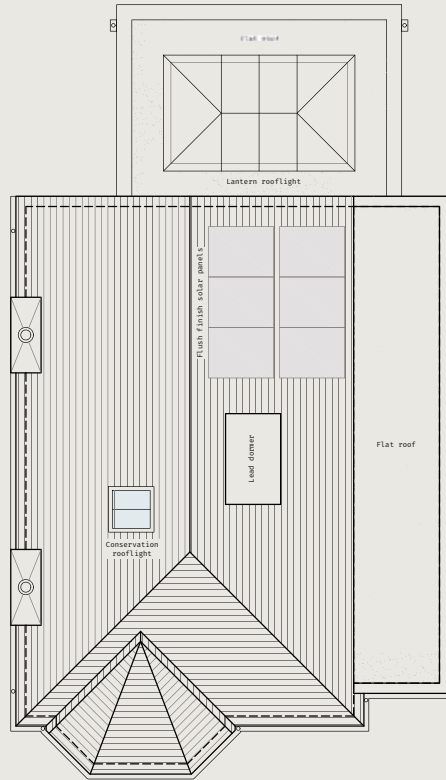
Upper Ground Floor



First Floor



Second Floor



Roof Floor



Side Elevation (South)



Side Elevation (North)



Side Elevation (North) – Lower Ground Floor





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