



25 Pewley Way, Guildford, Surrey

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A conveniently situated family home located in an **elevated position** near Guildford's historic High Street and with immediate access to Pewley Downs.

**Summary of accommodation**

**Ground Floor:** Entrance hall | Kitchen/breakfast room | Family room | Sitting room | Dining room | Guest cloakroom

**First Floor:** Four bedrooms | Family bathroom

**Garden and Grounds:** Driveway with off-street parking | Mature rear garden

**Distances**

Pewley Downs 0.2 miles, Guildford's Upper High Street 0.4 miles, London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo)  
Guildford station 1 mile (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.5 miles, A3 (Guildford southbound) miles  
M25 (Junction 10) 2.1 miles, Heathrow Airport 22.6 miles, Gatwick Airport 24.7 miles, Central London 31.4 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 only 0.2 miles from Pewley Downs and 0.4 miles from Guildford's High Street, the property is ideally placed to enjoy a mix of town and country living.

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, Tormead, Guildford High School, Pewley Down Infant School, Holy Trinity Junior School, Guildford Country School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic 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

An excellent opportunity to acquire a well-presented four-bedroom family home, located in one of Guildford's highly sought-after residential areas, and conveniently situated just half a mile away from Guildford High Street.

This meticulously maintained property has been extended to offer spacious accommodation that includes a formal sitting room to the front of the property and a separate dining room to the rear, which enjoys views out over the garden.



The kitchen offers good storage with fitted appliances and there is space for casual, everyday dining in the breakfast room that leads through to the family room, that has a dual aspect to both the front and rear gardens. Upstairs, the bedroom accommodation can be found with four well-proportioned bedrooms and a family bathroom.

There is scope to further extend the property, subject to the usual planning consents.





## Garden and grounds

The house is set back from the road and approached from the driveway and a path leads through the front garden to the house. The rear of the property features an attractive and well-maintained, rear garden, predominantly consisting of a lush lawn and securely enclosed by fencing.



## Services

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

## Directions

Postcode: GU1 3PX

What3words: ///snap.clap.exit

## Viewings

Viewing is strictly by appointment through Knight Frank and Chanceries & Pewleys.

## Property information

Tenure: Freehold

Local Authority: Guildford Borough Council:

01483 505050

Council Tax: Band F

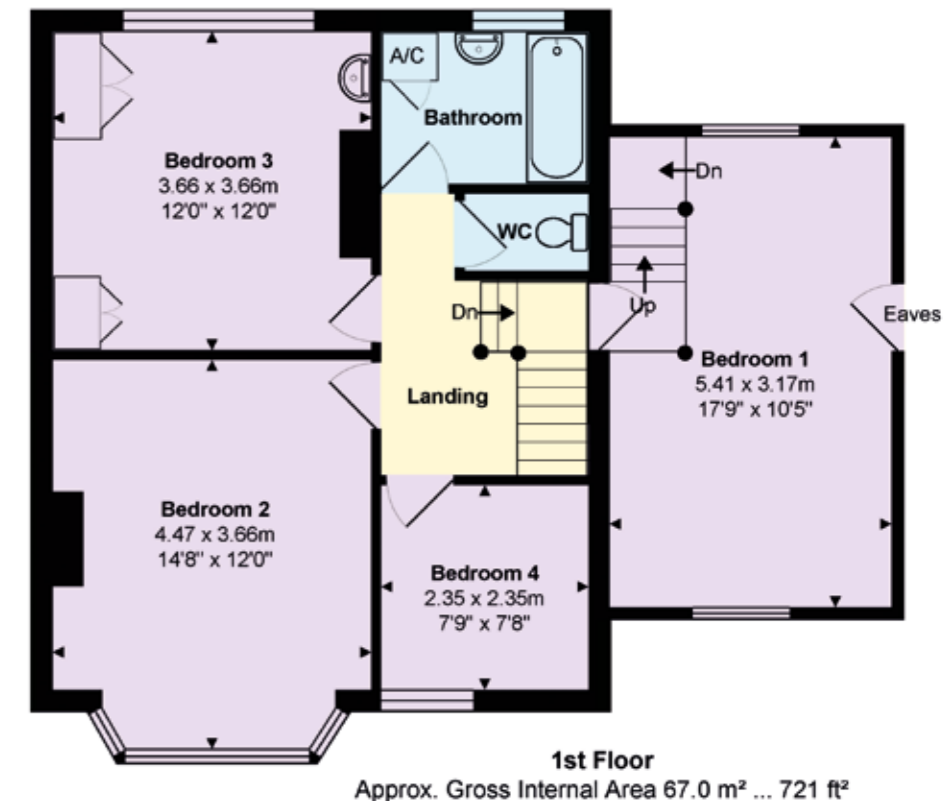
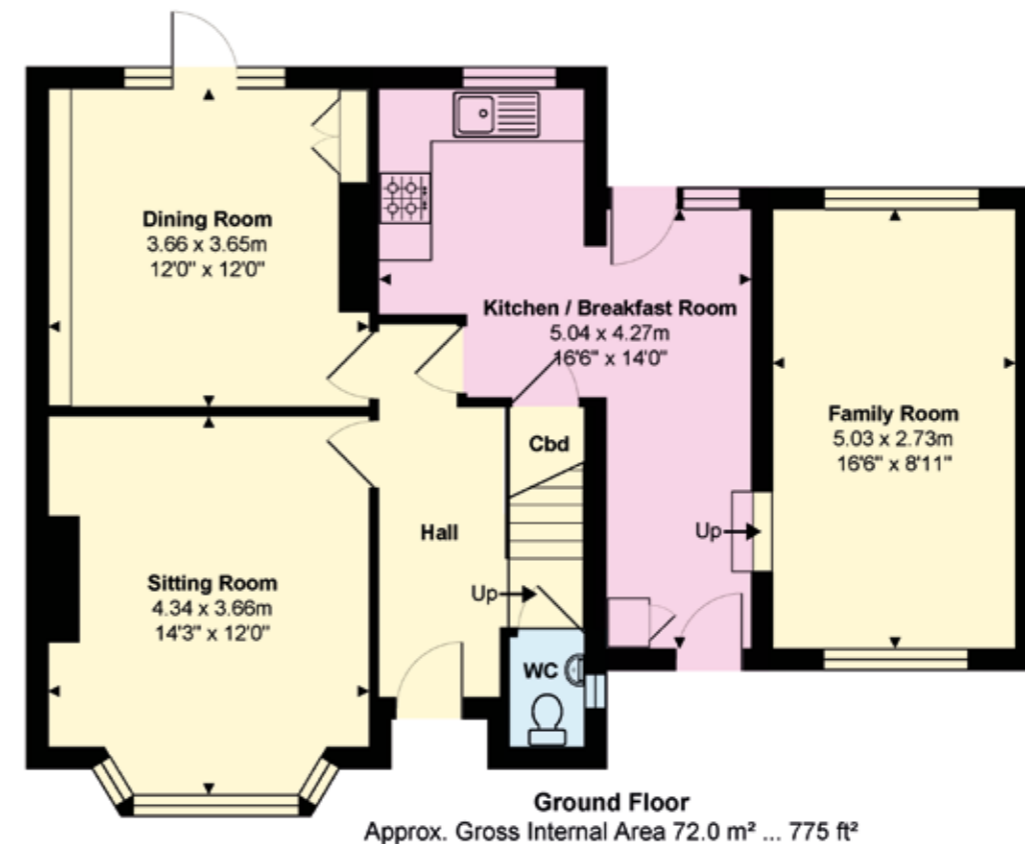
EPC Rating: D



### Approximate Gross Internal Floor Area

139.0 sq m / 1497 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

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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