



27 Pewley Hill, Guildford, Surrey







A superb townhouse set in a **coveted and elevated position** just 500 metres from Guildford High Street, and 410 metres from Pewley Downs.

### Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Open-plan kitchen/dining room | Guest cloakroom

**Lower Ground Floor:** Office/occasional guest bedroom four | Utility room

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

**Second Floor:** Bedroom three | Bathroom

**Garden and Grounds:** Landscaped front garden | Rear garden with terrace, professionally landscaped and planted with seasonal blooms

### Distances

Guildford's High Street 500 metres, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo)

Guildford station 0.7 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.7 miles, A3 (Guildford southbound) 2 miles

M25 (Junction 10) 8.8 miles, Heathrow Airport 24.1 miles, Gatwick Airport 25.4 miles, Central London 31.7 miles

(All distances and times are approximate)



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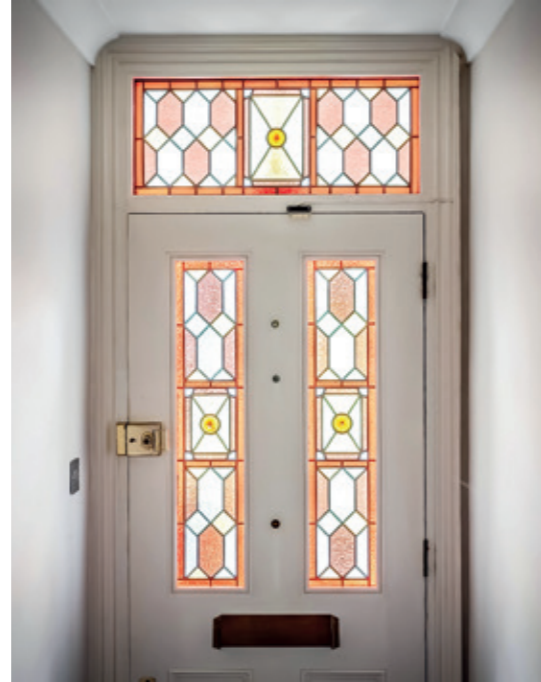
## Situation

Pewley Hill is just 500 metres from Guildford High Street while also being only 410 metres from the expanse of green space of Pewley Downs with ample walking opportunities to the Chantry Woods, St Martha's Hill, Newlands Corner and into the Surrey Hills Area of Outstanding Natural Beauty beyond.

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, 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, Guildford Country School, George Abbott School, St Peter's Catholic School, Pewley Down Infant School, Holy Trinity Junior 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

27 Pewley Hill is an excellent example of a semi-detached Victorian home which has been extended and renovated and offers superb modern living in one of Guildford's finest locations. Pewley Hill is a quiet and coveted location, perfectly placed equidistant from Pewley Downs and Guildford town centre. It is incredibly convenient for local amenities, fantastic private and state schooling and transport links with both stations in Guildford 0.7 miles from the house. The house offers the incoming purchaser a rare combination of property and location.

On entering the property through a covered portico with lighting, the feature stained glass door is a welcoming entry to the home that opens to the classic Victorian hallway, which is beautifully decorated and hardwood flooring runs throughout the ground floor. The generously sized sitting room leads from the hallway, which is flooded with natural light from the south-facing bay window and offers a versatile space with built-in storage and shelving with a feature Chesneys limestone fireplace and gas stove.





To the rear of the house is the open-plan kitchen and dining room, which is the real heart of the home and the ideal hosting space. The kitchen is a bespoke, solid wood Harvey Jones kitchen with a large central island, topped with a stunning Arabescato Vagli marble work surface. The focal point of the space is the triple-oven, gas-fired AGA, and other integrated appliances include a secondary Miele electric oven, Neff halogen hob, Miele dishwasher, Fisher Paykel fridge-freezer, a wine fridge, and a Quooker hot tap. There are also two extensive larder cupboards with lighting and cooling marble shelves, deep-fit pan drawers and a concealed waste bin. The dining space beyond the kitchen seamlessly connects to the garden with two sets of hardwood bi-folding doors that open to the apex of the room, and a large lantern skylight above allows natural light to fill the space. This space can double as an additional living area for the family to gather and relax with a wall-mounted television, and there is underfloor heating to create a cost feel to the room alongside the warmth from the AGA. Offset to the side of the kitchen is a separate guest cloakroom with a door for rear access and a covered portico.

The original Victorian staircase has a handmade Roger Oates runner and leads from the hallway to the first floor, where the bedroom accommodation is found. The principal bedroom is spacious, bright, and airy, with bespoke fitted wardrobes that offer excellent storage.



The room looks towards the North Downs from the south-facing window, from which the elevated position can be enjoyed. Adjacent to the principal bedroom is the luxurious bathroom. Recently remodelled with large format Porcelinosa tiles, electric underfloor heating, accessory lighting and a feature mirror, the walk-in shower is a particular feature alongside the large bathtub. To the rear of the first floor is a second bedroom with two generously sized fitted wardrobes. There are double doors, a Juliette balcony with a glass balustrade, and two Velux windows that make the most of the abundant light.



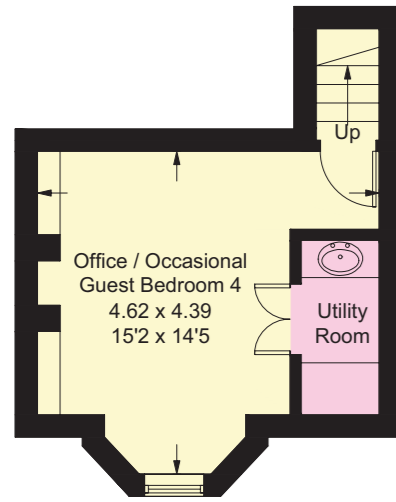


**Approximate Gross Internal Floor Area**

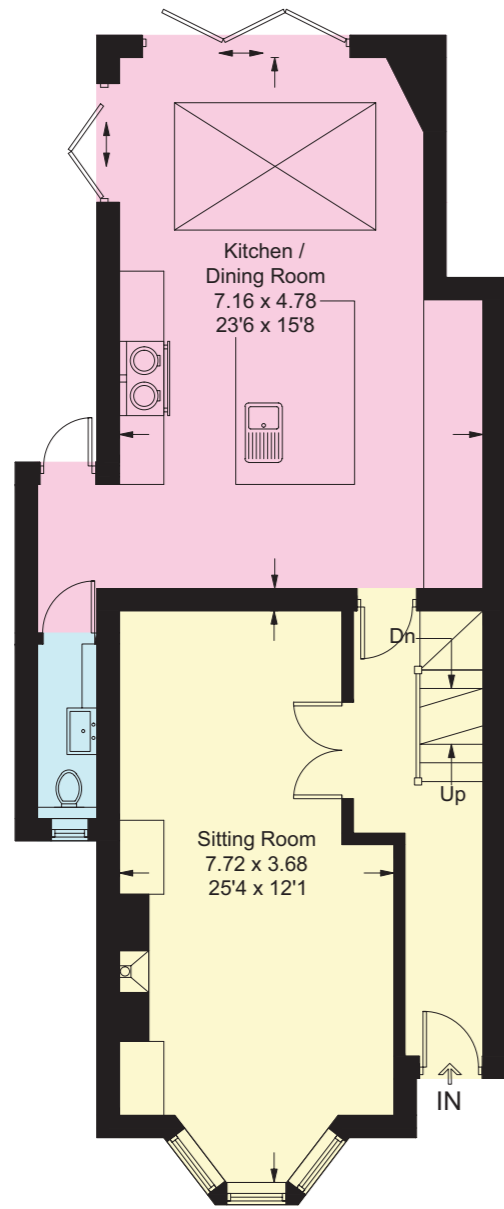
**164.4 sq m / 1770 sq ft**

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.

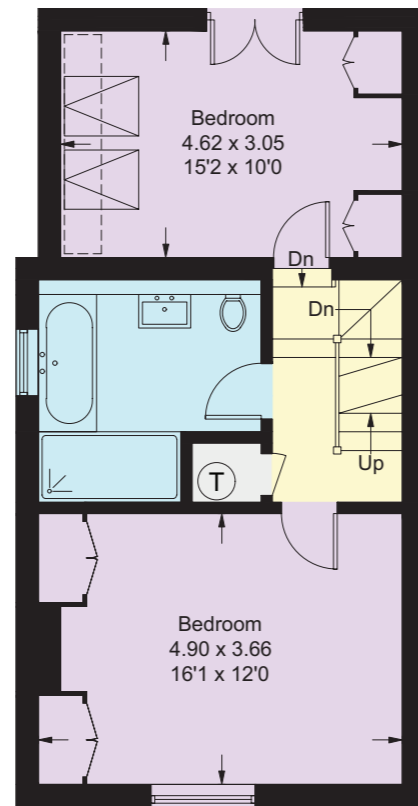
= Reduced headroom below 1.5m / 5'0"



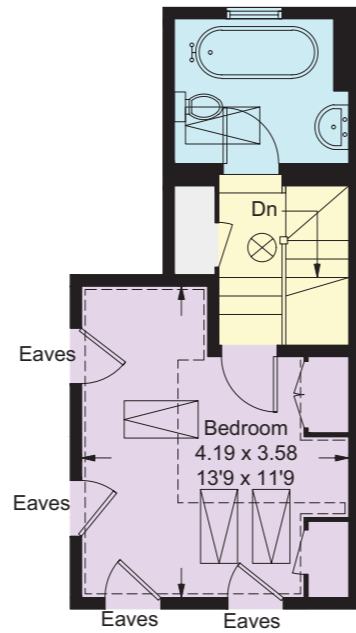
Lower Ground Floor



Ground Floor



First Floor



Second Floor

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



The second floor is illuminated by a roof-mounted light tube, and this floor houses a third double bedroom with built-in wardrobes and access to eaves storage. The bathroom on this floor has a beautiful stained-glass door and includes a rolltop bath. All of the bedrooms are connected to a centralised speaker system.

From the ground floor hallway, a staircase leads down to a lower ground floor, which offers an excellent, multi-functional space that has natural light from the south-facing lightwell and is currently used as a study and an occasional guest bedroom but could be used as a family room depending on the needs of the incoming purchaser. There is also a functional utility room on this floor, with a Miele washing machine, a separate tumble dryer, and a sink area.

**Garden and grounds**

Set back from the road and approached through a landscaped front garden, the house has a pretty aspect from the street and a real curb appeal. Traditional block paving and mature planting surround the sizeable central lavender pot. Clad in climbing shrubs and carpet roses, the house and broader front garden give endless spring/summer colour and scent, and there is an outside tap and irrigation system.







The rear garden is offset to the west and is accessed from the kitchen and has exterior lighting, an irrigation system and a water feature. It has been professionally landscaped and planted with various plantings that flow through the seasons for optimal colour and scent throughout the year. Enclosed by wisteria and jasmine-clad boundaries, the specimen flowering dogwood, elderflower and apple trees give structure and privacy. The rear terrace adjoins the dining space and is a sociable space to gather in the warmer months to enjoy sunset views. To the end of the garden is a large shed with power and lighting, and beyond the rear gate is a large driveway area for up to four vehicles, of which an oak-framed carport provides cover for two cars and a secondary shed. The carport area is accessed from the shared private lane off Semaphore Road.

## Services

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

## Directions

Postcode: GU1 3SN

What3words: ///employ.blows.save





## 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: E



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 November 2024. Photographs and videos dated xxxxxxxxxx 20xx.

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