



21 Brodie Road, Guildford, Surrey





A rare opportunity to find an **attractive Victorian home** just 350 yards from Guildford High Street yet with spectacular views over Guildford.

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### Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen/dining room with panoramic views | Living room | Utility room | Cloakroom

**First Floor:** Principal bedroom | Second bedroom | Bathroom

**Cellar:** Storeroom with potential for further accommodation subject to the necessary consents

**Garden and Grounds:** Rear patio garden with attractive stone wall and panoramic views over Guildford town and the Surrey hills | Driveway parking for one car

In all about 0.035 acres

### Distances

Guildford's Upper High Street 0.2 mile, London Road Station, Guildford 0.4 mile (from 47 minutes to London Waterloo)

Guildford station 0.7 miles (from 37 minutes to London Waterloo), A3 (Guildford) 2 miles, M25 (Junction 10) 8.6 miles

Heathrow Airport 23.7 miles, Central London 31.2 miles, Gatwick Airport 33.6 miles

(All distances and times are approximate)



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## Situation

Situated in the heart of Guildford's historic town centre, 21 Brodie Road enjoys a prime location that perfectly blends the convenience of urban living with the tranquillity of nature. Just 0.2 miles from Guildford's Upper High Street and 0.5 miles from Pewley Downs, part of the Surrey Hills Area of Outstanding Natural Beauty, this sought-after address offers unparalleled access to the town's vibrant amenities while being moments away from stunning countryside.

## Schools

Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbott 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 Course.

## The property

21 Brodie Road combines elegant period charm with modern convenience. The ground floor opens into a spacious entrance hall, providing access to a downstairs cloakroom, a utility room, and a cosy living room which is currently used as a music studio. From here, the space flows seamlessly into an impressive open-plan kitchen/dining room, beautifully finished with Portuguese splash-back tiling and plenty of space for entertaining. Further enhanced with bi-folding doors, seamlessly connecting the interior to the patio garden. The garden boasts stunning views of Guildford and the surrounding areas, making it perfect for hosting or quiet relaxation.

The bedroom accommodation is arranged over the first floor with two bedrooms and an upstairs bathroom.





## Garden and grounds

A particularly fine feature of this unique home is the the patio garden that provides expansive views over Guildford and the surrounding countryside, creating a serene setting perfect for outdoor dining, relaxation, and appreciating the scenic beauty. From the historic school on Sydenham Road, the vista stretches to include the elegant minarets, adding a touch of cultural charm to the picturesque land

## Services

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

## Directions

Postcode: GU1 3RZ

What3Words: ///smug.among.yours

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band D

EPC Rating: D



**Approximate Gross Internal Floor Area**

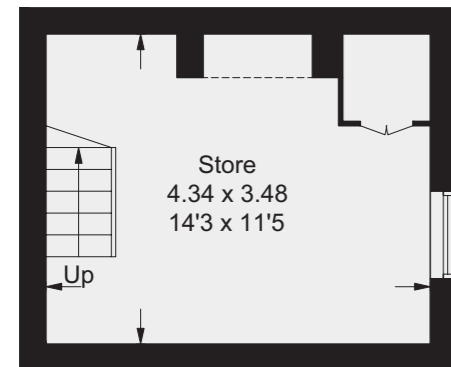
93.4 sq m / 1005 sq ft

Cellar = 15.6 sq m / 168 sq ft

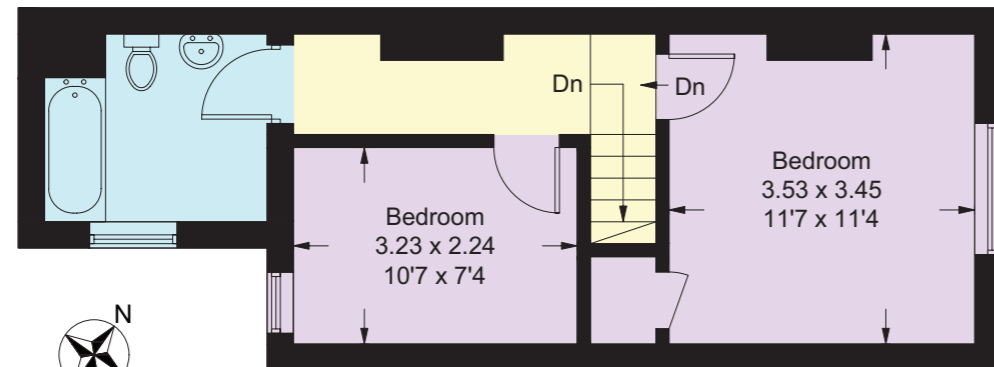
Total = 109.0 sq m / 1173 sq ft

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.

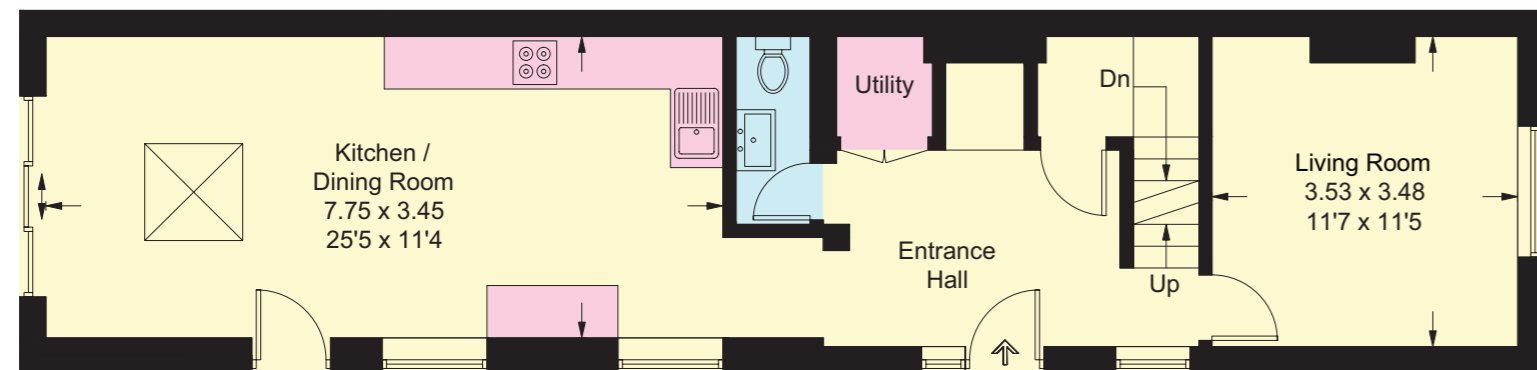
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Cellar



First Floor



Ground Floor



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 January 2025. Photographs and videos dated November 2024.

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