



NETTLEDEN

Guildford, Surrey



A DISTINGUISHED FIVE-BEDROOM HOME SET WITHIN BEAUTIFULLY MATURE GARDENS, JUST UNDER A MILE FROM GUILDFORD'S UPPER HIGH STREET.

Summary of accommodation

Ground Floor: Reception hall | Family room | Kitchen/breakfast room | Drawing room | Formal dining room
Study | Utility room | Pantry | Cloakroom | Integral garage

First Floor: Principal bedroom with en suite | Bedroom with en suite | Three further bedrooms | Family bathroom

Second Floor: Significant loft potential - there is a large fully boarded loft with Velux window accessed via a loft ladder offering potential to convert, subject to the necessary planning permissions

Garden and grounds: Attractive gardens wrapping around the property on three sides | Dining terrace
Summer house and further shed storage | Block paved driveway

In all approximately 0.265 acres

Distances: Guildford's Upper High Street 0.9 mile, London Road Station, Guildford 0.8 mile (from 47 minutes to London Waterloo), Guildford mainline station 1.6 miles (from 32 minutes to London Waterloo), A3 (northbound) 2 miles, A3 (southbound) 2.5 miles, M25 (Junction 10) 8.3 miles, Heathrow Airport 21.6 miles, Gatwick Airport 22.7 miles, Central London 30.6 miles
(All distances and times are approximate)

SITUATION

Nettleden is ideally positioned within one of Guildford's most desirable residential areas, offering a peaceful setting while remaining highly convenient for the town's excellent amenities and within a few hundred yards of both Tormead School and The Royal Grammar Preparatory School.

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.

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.

Schools: Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory 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.





NETTLEDEN

Set within beautifully established gardens, this distinguished detached home offers generous living spaces, elegant period detailing and an exceptional sense of privacy. Approached via a charming pathway framed by mature planting, the house presents classic character throughout, including warm timber finishes and well-proportioned rooms.

The welcoming reception hall leads to multiple versatile living spaces, including a bright bay-fronted family room, a large formal dining room and formal drawing room overlooking the garden. The impressive kitchen/breakfast room is flooded with natural light from a vaulted glazed ceiling – an ideal space for relaxed dining and year-round entertaining.

Upstairs, the property provides five generous bedrooms, including two bedrooms with en suites, plus access to a generous family bathroom. The landing has access to a fully boarded loft, offering excellent additional storage and potential to convert (subject to the necessary planning permission).

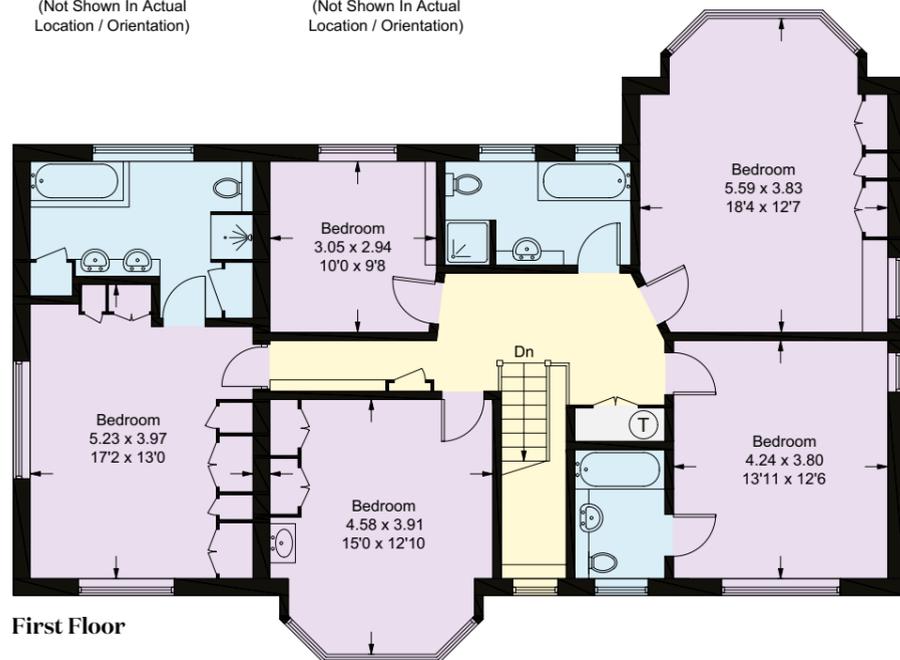
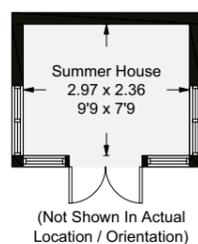
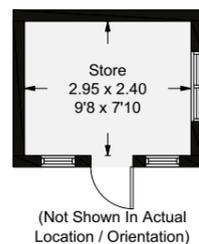
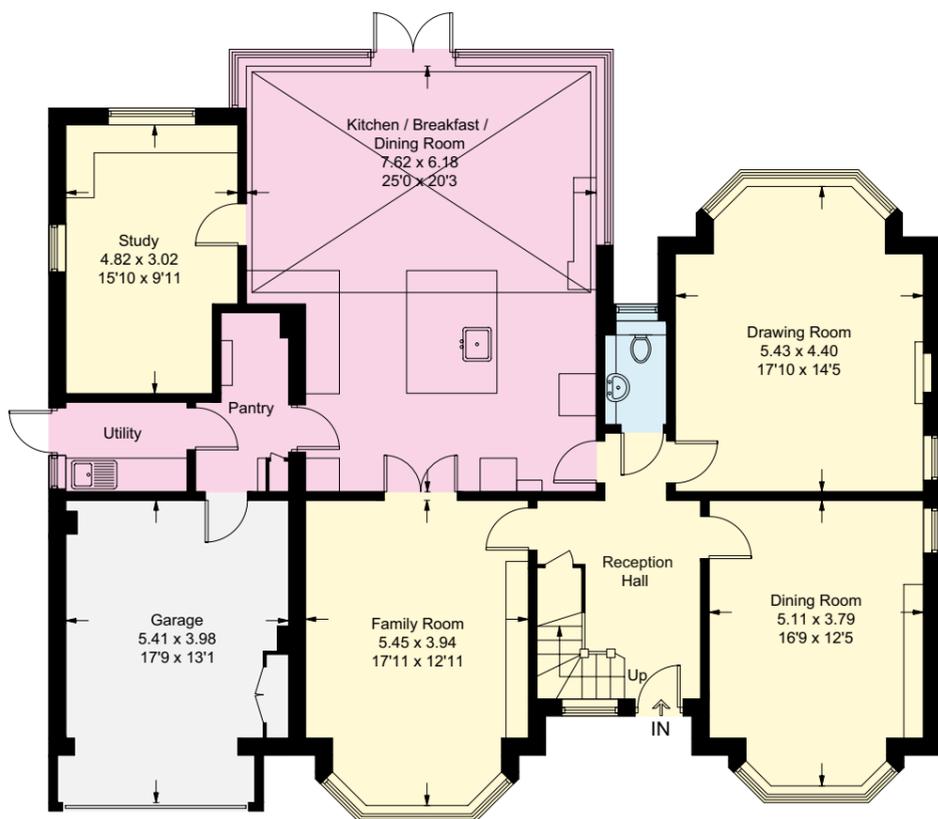
This is a rare opportunity to secure a substantial, characterful family home with exceptional outside space and scope to personalise.







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



Approximate Gross Internal Area = 295.2 sq m / 3177 sq ft (Including Garage)
 Store / Summer House = 14 sq m / 151 sq ft
 Total = 309.2 sq m / 3328 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDEN AND GROUNDS

The gardens are a standout feature, beautifully landscaped and wrapping around the wide plot. The expansive lawn is complemented by mature trees, deep borders and seating terraces. A charming summer house and outdoor dining area create further opportunities for enjoyment and entertainment.

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Energy Performance Certificate: Band D

Council Tax Band: G

Tenure: Freehold

Directions

What3Words: ///spin.match.loss

Postcode: GU1 2JN

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.

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