

BAILLIE ROAD

Guildford, Surrey



A THOUGHTFULLY EXTENDED AND BEAUTIFULLY FINISHED THREE BEDROOM HOME, BLENDING CLASSIC VICTORIAN CHARM WITH MODERN FAMILY LIVING

Summary of accommodation

Ground Floor: Kitchen/dining room | Drawing room | Cloakroom

First Floor: Principal bedroom | Further Bedroom | Family bathroom

Second Floor: Bedroom with eaves storage

Distances: Guildford's Upper High Street 0.8 miles, London Road Station, Guildford 0.4 miles (from 47 minutes to London Waterloo)
Guildford station 1 mile (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.3 miles, A3 (Guildford southbound) 1.9 miles
M25 (Junction 10) 8.7 miles, Heathrow Airport 22 miles, Gatwick Airport 24.4 miles, Central London 31.6 miles
(All distances and times are approximate)

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.

THE PROPERTY

Tucked away along a quiet, residential road, 16 Baillie Road is a masterfully extended semi-detached residence offering an elegant blend of period charm and modern sophistication. Arranged across three beautifully proportioned floors, the interiors have been thoughtfully curated to reflect a contemporary lifestyle, without compromising on warmth, comfort or character.

Upon entry, a formal drawing room sets a welcoming tone, complete with a feature bay window and soft natural light—an intimate space for relaxed evenings or refined entertaining. To the rear, the heart of the home unfolds: a stunning open-plan kitchen and dining room, extending the full width of





the house. A central island, bespoke cabinetry, and floor-to-ceiling glass invite light and life into the space, creating a seamless transition to the garden beyond—perfect for everyday living or hosting in style.

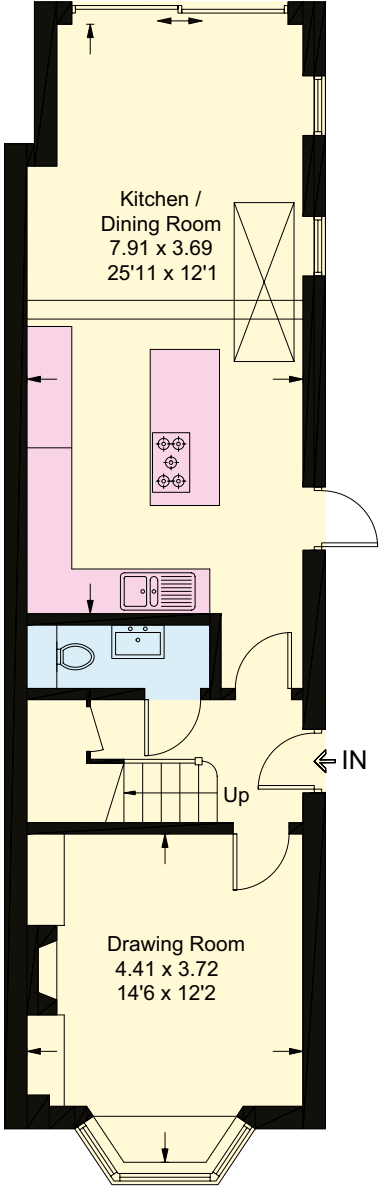
On the first floor, two generously sized double bedrooms are complemented by a sleek, design-led family bathroom. The upper floor reveals a further bedroom, tucked beneath characterful eaves. Whether styled as a charming children’s room, serene guest accommodation, or tranquil home office, this space offers versatility and charm in equal measure.

The garden is a true sanctuary—tiered and landscaped to create a private and tranquil oasis. A stone-paved terrace sets the stage for summer soirées, while the elevated lawn is framed by mature planting.

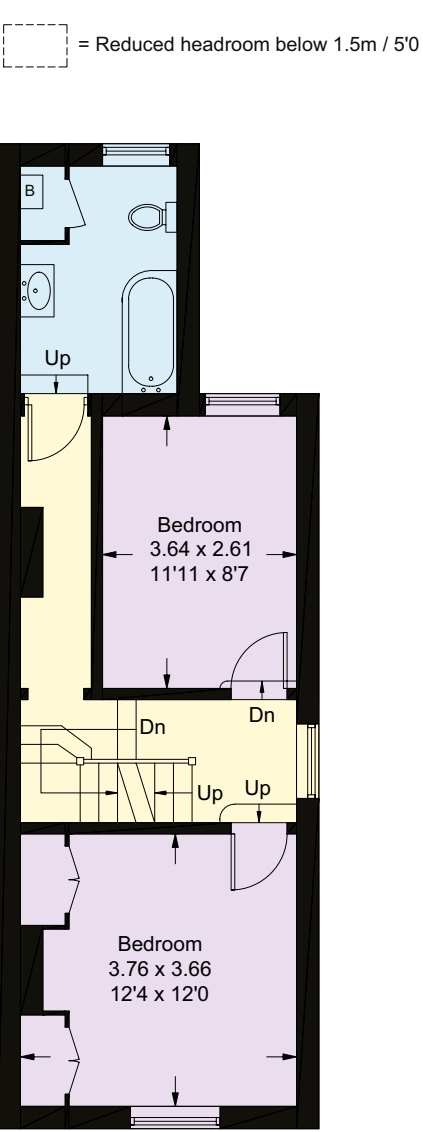
Additional highlights include a ground floor cloakroom, considered storage throughout, and an effortlessly liveable layout.



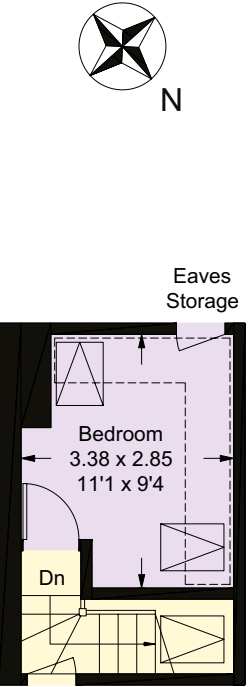
Approximate Gross Internal Area
109.2 sq m / 1175 sq ft



Ground Floor



First Floor



Second Floor

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

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.



Perfectly positioned within easy reach of Guildford's celebrated schools, town centre, and mainline station, 16 Baillie Road is a rare opportunity to enjoy stylish, sophisticated living in a peaceful yet exceptionally connected setting.

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

Council Tax: Band D

EPC Rating: D

Tenure: Freehold

Directions

Postcode: GU1 3LN

What3words: [///copy.lately.posts](#)

Viewings: Viewing is strictly by appointment through Knight Frank.



We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. 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. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated August 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com