

# Coplestone Chase

Guildford, Surrey







# An exceptional four bedroom townhouse located under a mile from Guildford's Upper High Street

Guildford's Upper High Street 0.9 miles, London Road Station, Guildford 0.7 miles (from 47 minutes to London Waterloo)  
Guildford station 1.9 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 1.9 miles, A3 (Guildford southbound) 2.6 miles  
M25 (Junction 10) 8.5 miles, Heathrow Airport 20.7 miles, Gatwick Airport 23.5 miles, Central London 31.1 miles  
(All distances and times are approximate)



4



2



2

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## Summary of accommodation

**Ground Floor:** Entrance hall | Open plan kitchen/dining/living room | Drawing room | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite | Guest bedroom and en suite | Laundry room

**Second Floor:** Two further double bedrooms | Family bathroom

**Gardens and Grounds:** Driveway parking | Two separate terraces for entertaining  
Beautifully landscaped garden | Summerhouse/home office

## 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.

## Coplestone Chase

Situated in a sought-after residential enclave, 5 Coplestone Chase is a beautifully presented four-bedroom townhouse offering 2,238 sq ft of versatile living space. Built in 2016 by the renowned Shanly Homes, this property seamlessly combines modern design with practical family living.

Upon entering, a spacious hallway leads to a sophisticated living room featuring a charming bay window adorned with plantation shutters, creating an inviting ambiance for relaxation and entertaining. To the rear, the heart of the home unfolds—a striking kitchen/breakfast room equipped with sleek contemporary units, integrated appliances, and a feature roof lantern. Full-width bi-fold doors open directly onto the rear garden, fostering a seamless indoor-outdoor lifestyle.

The first floor hosts a luxurious principal bedroom suite, complete with a well-appointed en suite bathroom featuring twin sinks and a bespoke dressing area with fitted wardrobes. A second double bedroom on this level also benefits from its own en suite shower room, providing excellent guest accommodation.

The top floor comprises two further double bedrooms and a stylish family bathroom, offering flexible options for children, guests, or a home office setup.





LIVING SPACE





# BEDROOMS & BATHROOMS



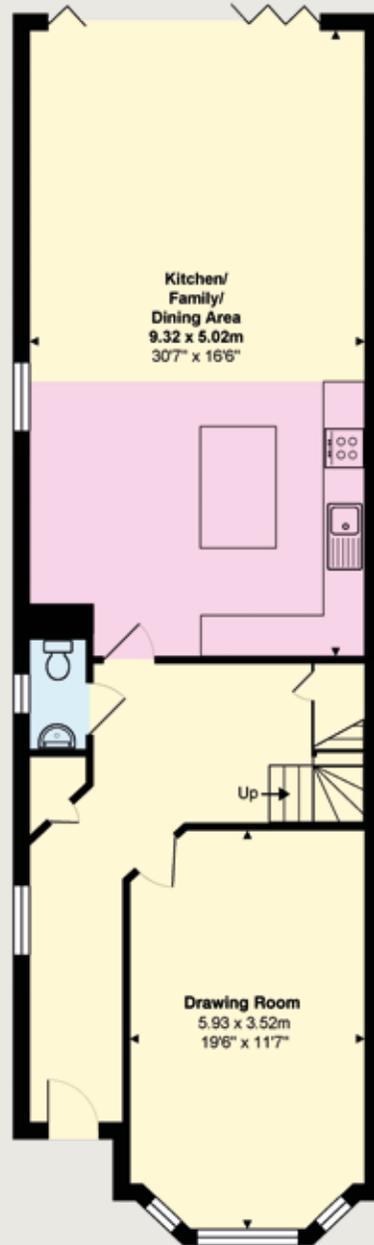
Approximate Gross Internal Floor Area

207.9 sq m / 2238 sq ft

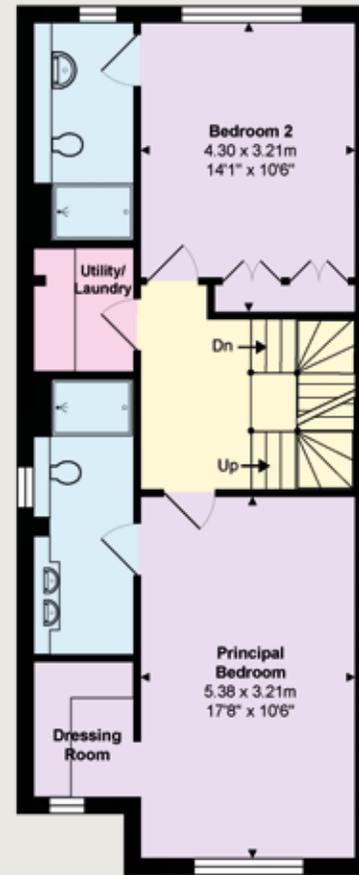
Summerhouse /Home Office 8.92 sq m / 96 sq ft

Total: 216.82 sq m / 2334 sq ft

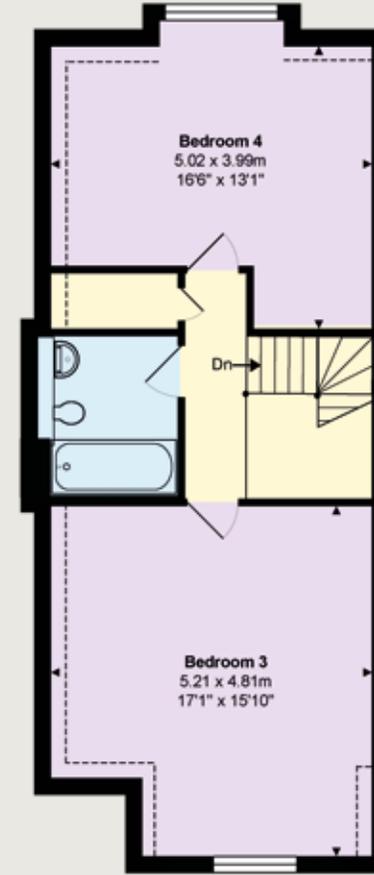
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Second Floor

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.

## Outside

The private rear garden boasts a sunlit paved terrace—ideal for al fresco dining and summer gatherings. A standout feature is the detached outhouse, fully equipped with electricity, high-speed internet, and CCTV capabilities. Ideal as a home office, creative studio or secure storage, this versatile space adds significant value and functionality.

To the front, a private driveway provides off-street parking for two vehicles with availability for an electric wall charger.





## Property Information

### Services

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

### Tenure

Freehold

### Local Authority

Guildford Borough Council

### Council Tax

Band G

### EPC Rating

B

### Directions

Postcode: GU1 2JW

What3words: ///brains.beside.ramp

### Viewings

Viewing is strictly by appointment through Knight Frank.



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