



GARDNER ROAD

Guildford, Surrey



NEWLY DECORATED THREE BEDROOM VICTORIAN SEMI OFFERING COLOURFUL, ECLECTIC CHARACTER IN CENTRAL GUILDFORD.

Summary of accommodation

Lower Ground Floor: Cosy home office

Ground Floor: Drawing room | Kitchen | Dining/living room

First Floor: Principal suite with en suite bathroom | Double bedroom

Second Floor: Double bedroom with adjacent bathroom

Garden and grounds: A private, cottage style garden framed by mature planting | Charming pergola covered patio terrace offering an inviting space for summer dining and relaxation | Storage shed

Distances: Guildford's High Street 0.6 miles, Guildford mainline station 0.7 miles (from 32 minutes to London Waterloo)
London Road Station, Guildford 0.6 miles (from 47 minutes to London Waterloo), A3 (northbound) 1 mile
A3 (southbound) 0.9 miles, M25 (Junction 10) 8.6 miles, Heathrow Airport 22.3 miles
Gatwick Airport 34 miles, Central London 31.8 miles
(All distances and times are approximate)

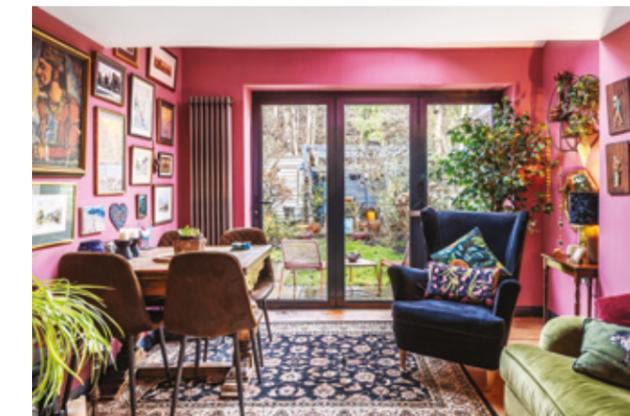
SITUATION

Gardner Road offers a highly convenient and well balanced lifestyle in central Guildford, appealing to anyone who values being within easy reach of the town's key amenities. Its location is one of its strongest attributes: just over half a mile from both the mainline station and the High Street, residents can enjoy quick commuting connections as well as a wide choice of cafés, shops, restaurants and services, all within a comfortable walk. This makes day to day living feel practical and uncomplicated, whether you're heading to work, running errands or meeting friends in town. Stoke Park, situated under half a mile away, further enhances the lifestyle on offer. With its extensive green space, play areas and walking routes, it is ideal for fitness enthusiasts, dog walkers and young families who appreciate having a large park so close to home. The combination of centrality and access to open space is a key part of what makes Gardner Road such an attractive place to live.

Equally important is the genuine sense of community that characterises the road. Residents make good use of a friendly WhatsApp group, which helps neighbours stay connected, share information and support one another, creating a welcoming environment for newcomers and long term residents alike. This community spirit, alongside the convenience of highly regarded schools, transport links and everyday amenities all within walking distance, gives Gardner Road a well rounded and enjoyable lifestyle appeal. It provides a rare blend of central accessibility and neighbourhood warmth, making it an excellent choice for those seeking both practicality and a strong local community.

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.



THE PROPERTY

10 Gardner Road is an exceptionally well-presented Victorian home arranged across four floors, offering a distinctive blend of period detail and vibrant, characterful presentation throughout. The ground floor begins with an elegant drawing room featuring a generous bay window, high ceilings and an attractive period fireplace, creating a refined yet welcoming introduction to the property. Beyond this lies the impressive kitchen-dining and living space, a standout area defined by its confident use of bright, engaging décor. Modern cabinetry, integrated appliances and a practical breakfast bar combine with full-height glazed doors to create a superbly balanced space that is both visually striking and highly functional.

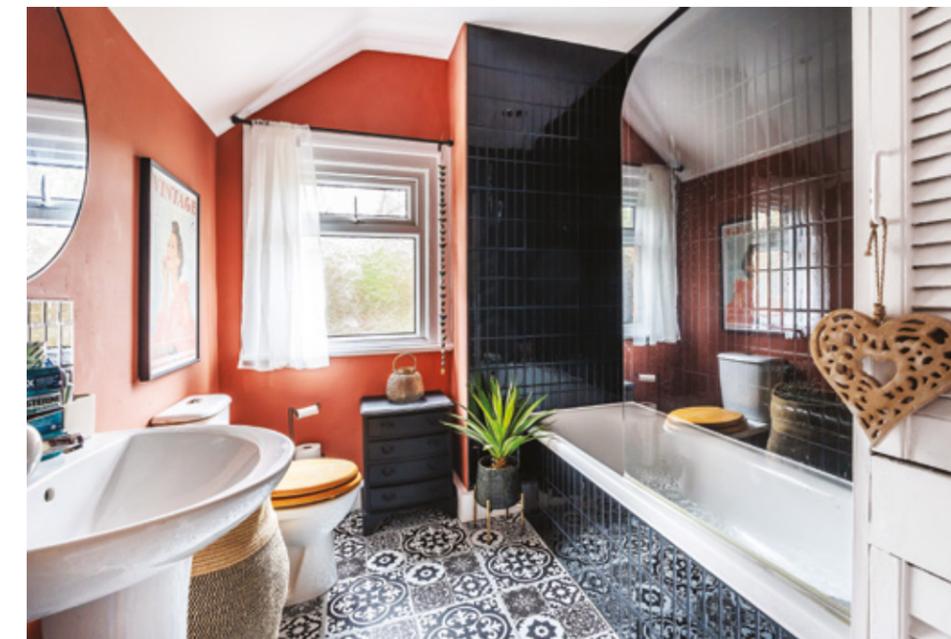
The lower ground floor provides a useful additional room, fully tanked and neatly arranged as a home office. Quiet and practical, it offers valuable flexibility while remaining discreetly separate from the main living areas above.





The first floor is home to the principal suite, a generous and beautifully curated space that reflects the home's distinctive decorative identity. This room benefits from excellent proportions, a large window that enhances natural light and a thoughtfully designed layout that allows for comfortable furniture placement. The adjoining en suite bathroom has been freshly updated, featuring contemporary tiling and a patterned floor that adds visual interest while maintaining a cohesive feel with the wider home. This level also includes a second double bedroom, well presented and offering balanced accommodation for guests or family.

The top floor completes the layout with another well-sized double bedroom offering good storage and a conveniently located adjacent bathroom. Across all levels, 10 Gardner Road demonstrates careful presentation, thoughtful styling and a well-considered layout, making it a highly appealing Victorian home in a desirable central Guildford location.



GARDEN AND GROUNDS

The garden at 10 Gardner Road offers an attractive blend of greenery, character and practicality. A central lawn is framed by mature planting and established borders, creating a pleasant sense of privacy. At the far end, a covered patio terrace provides a defined outdoor seating area, ideal for year-round use. The garden's layout, combined with its natural screening and thoughtful planting, gives the space a welcoming, well-loved feel that complements the house beautifully.

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

Energy Performance Certificate: D

Tenure: Freehold

Directions

Postcode: GU1 4PG

What3Words: ///penny.divide.stage

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



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



Approximate Gross Internal Area
114.7 sq m / 1235 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.

We would be delighted
to tell you more.

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