



ST. MILDREDS ROAD

Guildford, Surrey





# A BEAUTIFULLY RENOVATED DETACHED HOME UNDER 1 MILE FROM GUILDFORDS UPPER HIGH STREET

## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Study | Play room | Kitchen/dining/living room | Cloakroom | Utility

**First Floor:** Principal bedroom with en suite bathroom | Three further bedrooms | Family bathroom | Separate WC

**Garden and Grounds:** Landscaped Garden | Driveway parking | Large modern outbuilding perfect for a home office/gym

**Distances:** Guildford's Upper High Street 0.9 miles, London Road Station, Guildford 0.7 mile (from 47 minutes to London Waterloo), Guildford station 1.6 miles (from 37 minutes to London Waterloo), A3 (northbound) 1.3 mile A3 (southbound) 1.9 miles, M25 (Junction 10) 7.4 miles, Heathrow Airport 22.7 miles  
Gatwick Airport 32.6 miles, Central London 30.2 miles  
(All distances and times are approximate)



# SITUATION

St Mildred’s Road is an exceptionally desirable residential cul-de-sac, tucked just off London Road in one of Guildford’s most sought-after areas. The property enjoys a truly privileged position directly opposite Stoke Park, Guildford’s largest and most beautiful green space. This expansive 50-acre park offers wide open lawns, tree-lined avenues, tennis courts, and a boating pond – perfect for walking, picnicking, and family recreation – all within view of the Surrey Hills.

The location is ideal for families, being moments from Guildford High School, consistently ranked among the best schools in the country for academic excellence. Several other outstanding schools, both state and independent, are also close by.

For commuters, London Road (Guildford) Station is less than 0.3 miles away, providing frequent services to London Waterloo in around 40 minutes. Guildford’s vibrant Upper High Street lies under a mile away, offering an excellent range of shops, cafés, and restaurants.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is perfectly placed for those seeking both town and country living, all within 30 miles of central London. The town boasts extensive shopping, dining, and leisure options, complemented by its historic charm. The medieval Guildford Castle with its landscaped gardens, the lively Friday and Saturday markets, and the monthly farmers’ market all add to the town’s appeal and character.

**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 Country 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

Beautifully presented throughout, 7 St Mildred’s Road has been thoughtfully renovated by the current owners to create a stylish and contemporary detached family home of exceptional quality. Behind its attractive traditional façade lies a light-filled interior designed for modern living, combining elegant architectural detailing with generous proportions and a wonderful sense of flow.

The heart of the home is the spectacular open-plan kitchen, dining and living area — a striking space with vaulted ceilings, multiple skylights, and full-height glazing that opens seamlessly onto the terrace and landscaped garden beyond. This impressive room balances form and function, offering the perfect setting for both everyday family life and effortless entertaining. Complementing the main living area is a welcoming drawing room to the front, a versatile playroom or snug, and a dedicated study, ideal for home working. A utility room and guest cloakroom complete the ground floor accommodation.

Upstairs, the first floor provides four well-proportioned bedrooms, each beautifully finished and filled with natural light. The principal bedroom suite enjoys fitted wardrobes and peaceful views over the garden as well as a spacious en suite, while the family bathroom and separate WC room are both appointed to a high standard with contemporary fittings and finishes. The remaining bedrooms offer flexibility for family, guests, or additional workspace as required.

Throughout, the property blends quality materials and warm, contemporary styling to deliver a home that feels both elegant and welcoming, perfectly suited to modern family living.



# GARDENS & GROUNDS

The gardens at 7 St Mildred’s Road are designed for easy family living and outdoor enjoyment. The wide lawn provides ample space for children to play, while the raised terrace — directly accessed from the main living space — is ideal for alfresco dining and summer entertaining.

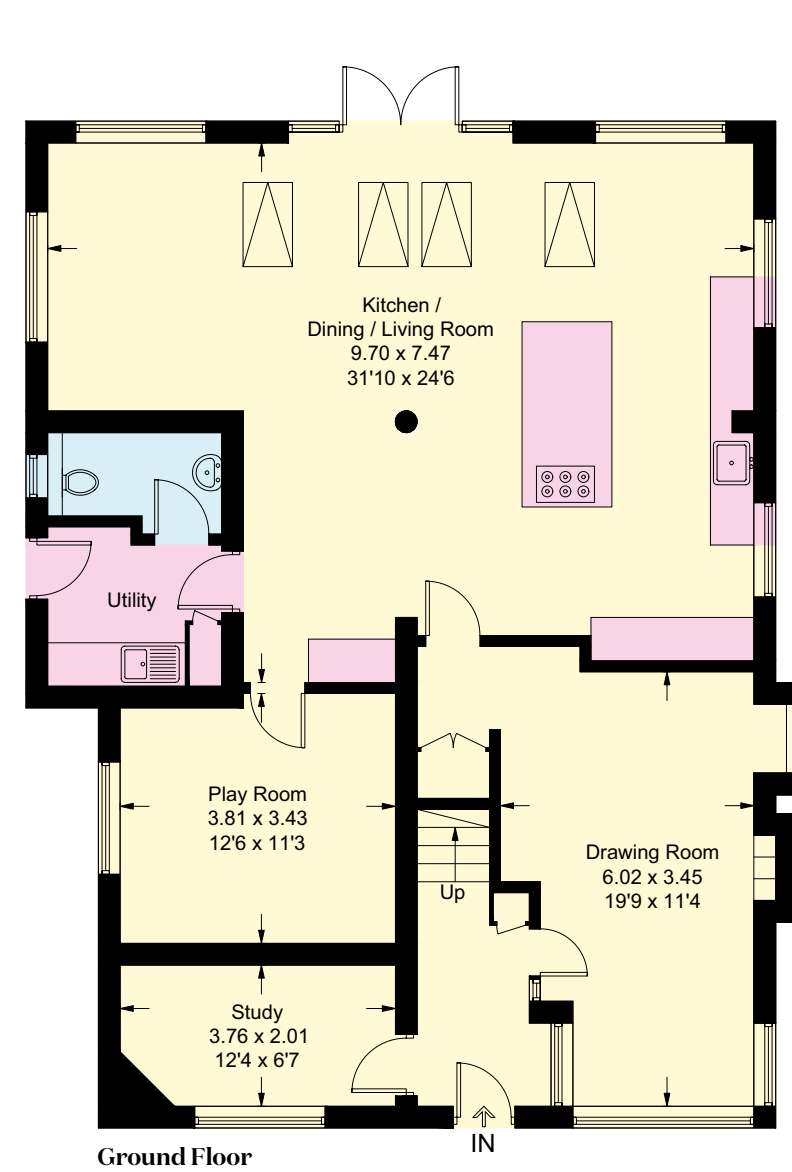
A particular highlight is the detached garden studio, a substantial and versatile building that could serve as a home office, gym, creative studio or guest accommodation. Finished to a high standard, it offers superb flexibility for modern lifestyles.

The property also benefits from private driveway parking and mature planting providing both privacy and greenery.

# PROPERTY INFORMATION

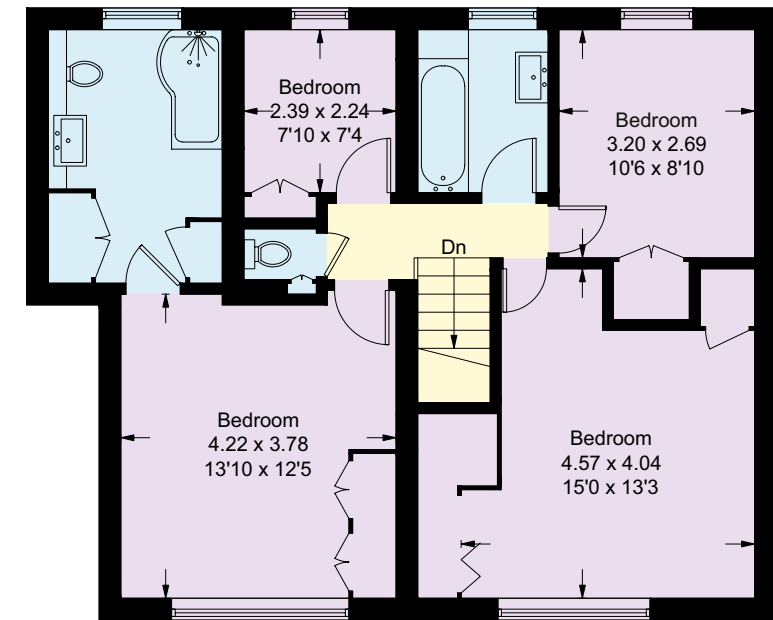
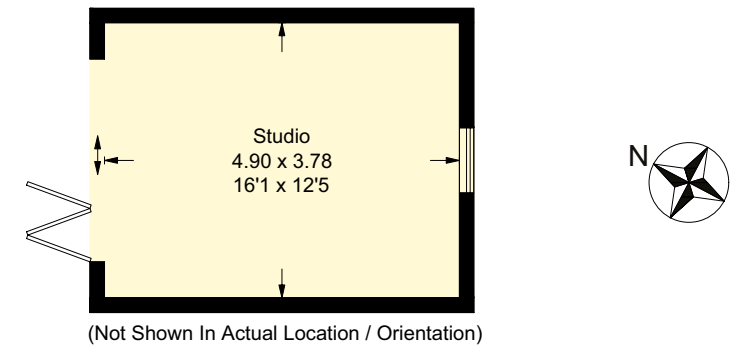
- Tenure:** Freehold
- Services:** We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.
- Local Authority:** Guildford Borough Council
- Council Tax:** Band F
- EPC:** C
- Directions**
- Postcode:** GU1 1TX
- What3words:** ///much.desk.bids
- Viewings:** Viewing is strictly by appointment through Knight Frank.





Ground Floor

Approximate Gross Internal Area = 197.5 sq m / 2126 sq ft  
 Studio = 18.6 sq m / 200 sq ft  
 Total = 216.1 sq m / 2326 sq ft



First Floor

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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