



ST. MILDREDS ROAD

Guildford, Surrey



A BEAUTIFULLY RENOVATED DETACHED HOME UNDER 1 MILE FROM GUILDFORD'S UPPER HIGH STREET

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Study | Play room | Kitchen/dining/living room | Conservatory | 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 miles

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

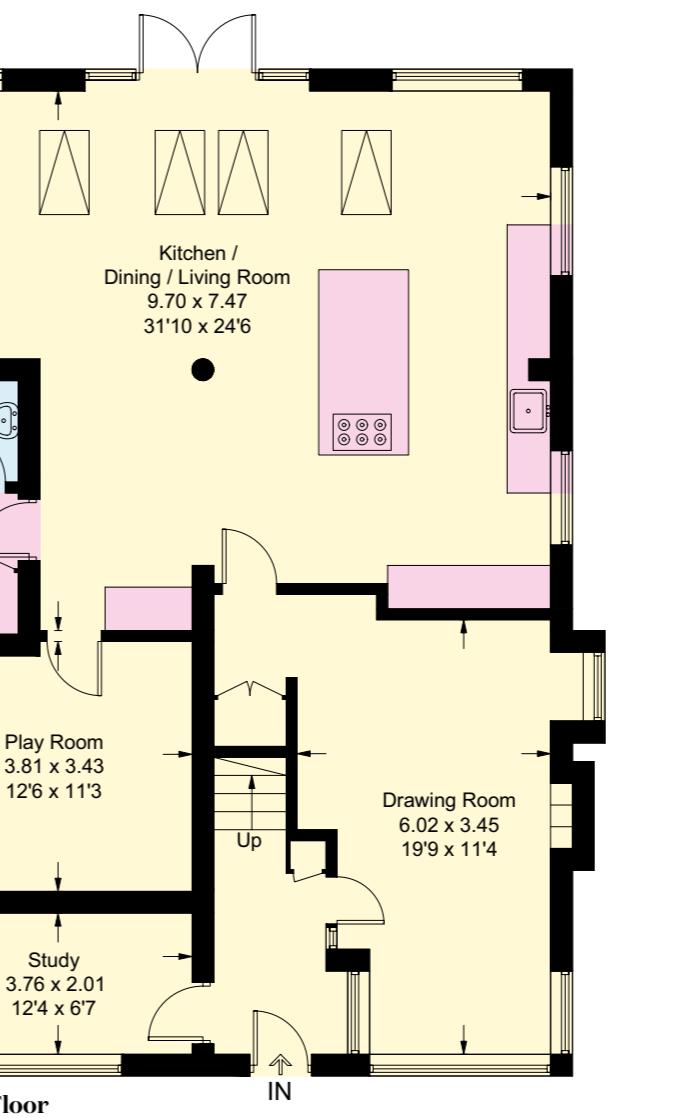
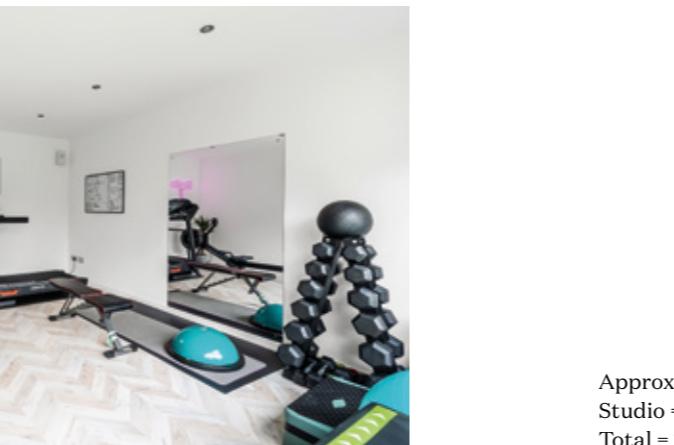
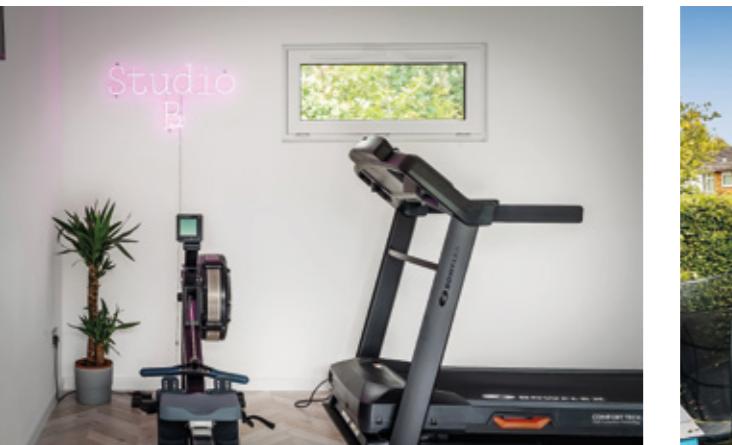
EPC: C

Directions

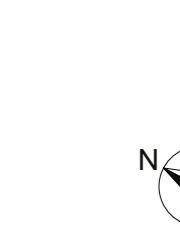
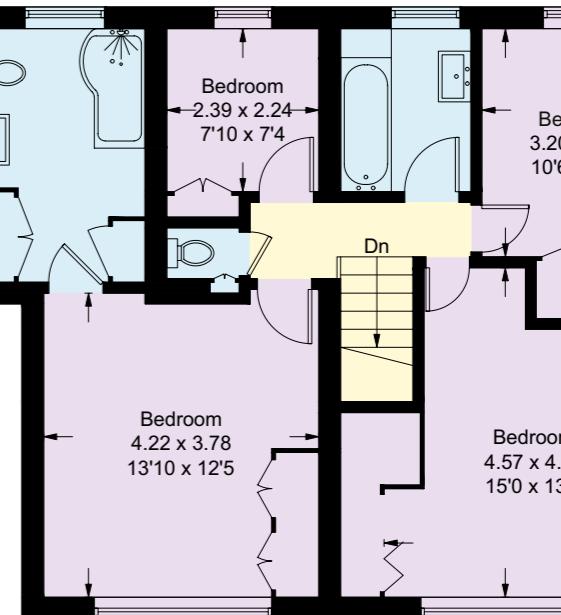
Postcode: GU1 1TX

What3words: //much.desk.bids

Viewings: Viewing is strictly by appointment through Knight Frank.



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



This plan is for layout guidance only. Not drawn to scale. Internal 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.

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/legal/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 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