



AN ATTRACTIVE AND IMPOSING THREE-STOREY TOWN HOUSE

Set in a beautiful position within the popular St Luke's Park
just over half a mile to Guildford's Upper High Street

Summary of accommodation

Ground Floor: Kitchen/dining room | Utility room | Separate WC | Integral garage

First Floor: Spacious living room with views over Pewley Meadow | Principal bedroom suite

Second Floor: Bedroom with en suite | Two further bedrooms | Family bathroom

Garden and Grounds: Low maintenance west-facing garden with patio
for entertaining guests and enjoying the evening sun

Distances: Guildford's Upper High Street 0.7 miles, London Road Station, Guildford 0.7 mile (from 47 minutes to London Waterloo), Guildford mainline station 1.4 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.8 miles, A3 (southbound) 2.4 miles, M25 (Junction 10) 8.7 miles, Heathrow Airport 22.3 miles, Gatwick Airport 25.2 miles, Central London 31.5 miles
(All distances and times are approximate)

SITUATION

Sells Close is a quiet no-through road just over half a mile from the foot of the Pewley Meadows with access to miles of uninterrupted walking, jogging, and riding opportunities along the spectacular 23-acre Pewley Down Nature Reserve. Less than a mile away is Guildford's Upper High Street - offering the best of both town and country living.

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: 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, Worplesden Golf Club.

THE PROPERTY

Located on a quiet no-through road in a prime position in central Guildford, 2 Sells Close overlooks fields to the front and stunning sunsets to the rear. The well-balanced accommodation has good ceiling heights throughout, along with well-proportioned rooms and plenty of natural light.

On the ground floor, the property comprises entrance hall, kitchen/dining room with French doors leading onto the attractive west facing garden, utility room, integral garage and cloakroom.





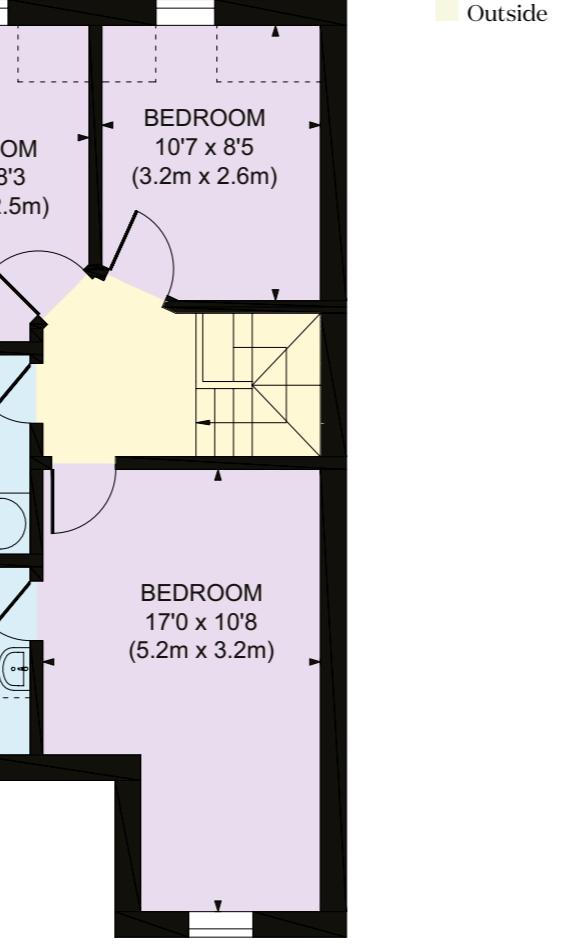
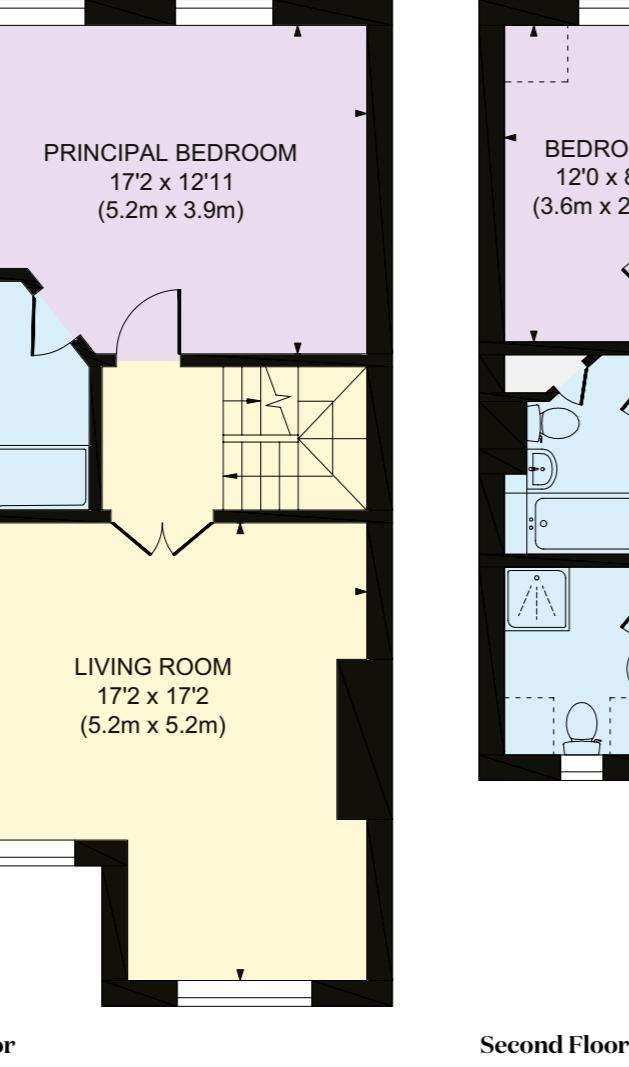
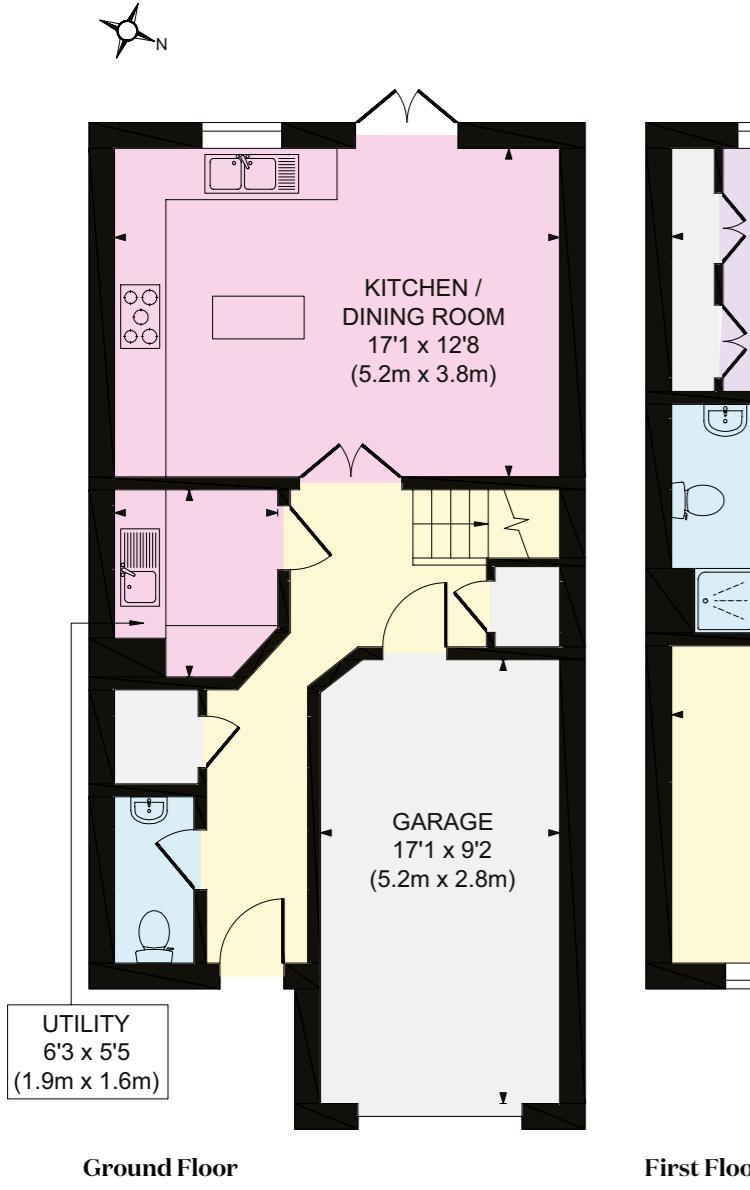


On the first floor, there is a large formal living room and spacious principal bedroom with en suite bathroom along with built in wardrobes. The second floor has a further three bedrooms, one with an en suite shower room and a further family bathroom.

GARDEN AND GROUNDS

The low-maintenance, west-facing rear garden offers a large patio, perfect for entertaining guests and enjoying the evening sun.





Reception
Bedroom
Bathroom
Kitchen/Utility
Storage
Outside



James Ackerley

01483 617920

james.ackerley@knightfrank.com

Tim Chapman

01483 963880

tim.chapman@knightfrank.com

Knight Frank

Guildford

2-3 Eastgate Court, High Street

Guildford GU1 3DE

knightfrank.co.uk



Your partners in property

Approximate Gross Internal Area
1690 sq. ft / 157.04 sq. m

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.

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 of its employees 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 by Knight Frank or 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 practicable. 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 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 <http://www.knightfrank.com/legal/privacy-statement>.

Particulars dated January 2026. Photographs and videos dated January 2026. 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 0305934. 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 about our services then please contact us 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.

PROPERTY INFORMATION

Tenure: Freehold

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band F

Energy Performance Certificate: C

Directions

Postcode: GU1 3JY

What3words: //rental.verbs.waddle

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

