



GUILDOWN ROAD

Guildford, Surrey



# PRESTIGIOUS GUILDOWN ROAD FIVE-BEDROOM HOME BOASTING OVER 2,800 SQ FT, 30FT DRAWING ROOM AND STUNNING SOUTHERN VIEWS.

## Summary of accommodation

**Ground Floor:** Reception hall | Bedroom/family room | Boot room | WC

**First Floor:** Stunning 30ft drawing room | Kitchen/dining room | Utility room

**Second Floor:** Principal suite with dressing area and private balcony | Double bedroom with en suite bathroom  
Two further double bedrooms | Study | Shared family bathroom

**Garden and Grounds:** Driveway parking for four+ cars | Spacious wrap-around garden with patio seating area | A separate patio area, beautifully arranged with an array of plants and a charming pergola seating area

**Distances:** Guildford High Street 0.8 miles, Guildford mainline station 0.9 miles (from 32 minutes to London Waterloo)  
A3 (northbound) 2.1 miles, A3 (southbound) 1.8 miles, M25 (Junction 10) 11.1 miles, Heathrow Airport 24.9 miles  
Gatwick Airport 25.6 miles, Central London 33.4 miles  
(All distances and times are approximate)

# SITUATION

Ideally positioned on Guilddown Road, this property enjoys a setting long regarded as one of Guildford's most prestigious and exclusive residential addresses. The road is exceptionally sought after, known for offering some of the finest homes in the town and an elevated position that provides outstanding south-facing views across the Chantryes and the Surrey Hills. Its peaceful, tree lined environment, combined with the discreet and established nature of the road, creates a calm and private atmosphere that appeals to families and professionals alike. Despite this sense of seclusion, the location remains extremely convenient, with Guildford's mainline station within easy reach for fast and reliable services into London, and the historic High Street close by for everyday amenities and town centre essentials.

The area is also particularly well regarded for its excellent schooling, offering a strong choice of both primary and secondary options, including some of Guildford's most respected state and independent schools. With the Downs and surrounding countryside positioned moments away, residents can enjoy superb walking, running, and cycling routes, supporting an active, balanced lifestyle throughout the year. Overall, Guilddown Road brings together exclusivity, natural beauty, community character, and day to day practicality. Its blend of elevated views, privacy, convenient connections, and exceptional education provision ensures it remains one of Guildford's most desirable and enduringly popular residential settings.

**Schools:** St Nicolas' C of E Infant School, Guildford County, Tormead, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Pewley Down Infant School, Holy Trinity Junior 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.



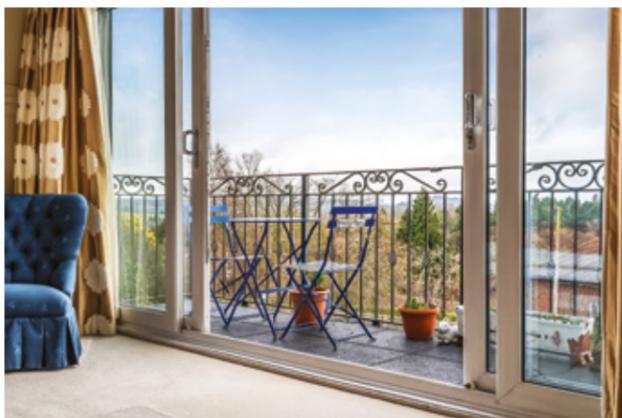
# THE PROPERTY

Spread across three floors and extending to over 2,800 sq ft, 30A Guildown Road offers a wonderfully adaptable layout with generous proportions throughout. The property opens into a wide and welcoming entrance hall, where a spacious ground-floor room provides excellent flexibility—currently arranged as a bedroom but equally suited to a family room, games room, or substantial home office. A well-designed boot room adds everyday practicality and helps maintain the calm, uncluttered feel of the home.

The first floor is unquestionably the highlight, centred around an exceptional 30-ft drawing room that forms the true hub of the property. Elegant, bright, and beautifully proportioned, it provides an outstanding setting for both relaxed family living and refined entertaining. This impressive room flows seamlessly into a substantial kitchen/dining room and adjoining utility room, creating a superb open space designed for modern life. Here, the remarkable south-facing views take centre stage—sweeping, uninterrupted and among the finest outlooks Guildford has to offer. The elevated position floods the room with natural light throughout the day, enhancing the sense of volume and making this floor a truly special part of the home.

The second floor provides excellent family accommodation, comprising four double bedrooms and a study, ensuring flexibility for growing families or those needing dedicated work-from-home space. The principal suite is particularly noteworthy, featuring a generous dressing area, a substantial en-suite bathroom, and a beautiful private balcony—an idyllic spot to enjoy morning coffee while taking in the expansive views. A further en-suite bedroom, two additional doubles, and a well-appointed family bathroom ensure the upper floor is exceptionally well-served. Combined with the study, which offers a peaceful and practical workspace, this final level completes what is a superbly balanced, premium family home on one of Guildford's most desirable roads.





# GARDEN AND GROUNDS

The property is approached via a generous driveway providing parking for four or more cars, with steps to the right-hand side offering convenient side access to the garden. Directly off the drawing room, a smart patio terrace is framed by an array of plants and mature shrubs, together with a charming pergola seating area that creates an inviting spot for outdoor relaxation.

Above this, the beautifully maintained wrap-around garden offers excellent space, privacy, and year-round enjoyment. Its elevated position provides a wonderful sense of openness, with well-kept lawns and thoughtfully planted borders enhancing the feeling of calm and seclusion. A further patio seating area provides the perfect setting for summer barbecues and alfresco dining, completing a versatile and attractively arranged outdoor space ideal for family life and entertaining.



# 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 G

**Energy Performance Certificate:** C

**Tenure:** Freehold

**Directions**

**Postcode:** GU2 4ET

**What3Words:** ///wishes.dress.fonts

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

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



Approximate Gross Internal Area = 264.1 sq m / 2843 sq ft  
(Excluding Void)

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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