

ST OMER ROAD

Guildford, Surrey



TWO BRAND NEW LUXURY HOMES, EACH OVER 3,300 SQ FT AND BUILT TO THE HIGHEST OF STANDARDS

Knight Frank are pleased to offer these spectacular homes located on a much-requested St Omer Road and only 0.8 miles away from Guildford's Upper High Street and moments away from an abundance of excellent schools.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen/family room | Utility room | Separate WC

First Floor: Bedroom with dressing room, en suite and balcony | Three further bedrooms with en suites

Second Floor: Principal bedroom with magnificent en suite bathroom | Study/dressing room

Garden and Grounds: Paved driveway with parking for three cars
Generous garden with a tiered patio terrace offering multiple entertaining spaces

Agents note: All internal photographs are of number 15 St Omer Road.

Distances: Guildford's Upper High Street 0.8 miles, London Road Station, Guildford 0.8 miles (from 47 minutes to London Waterloo), Guildford mainline station 1.7 miles (from 32 minutes to London Waterloo), A3 (northbound) 2.1 miles A3 (southbound) 2.3 miles, M25 (Junction 10) 8.3 miles, Heathrow Airport 21.8 miles, Gatwick Airport 23.8 miles Central London 31.6 miles (All distances and times are approximate)

SITUATION

Ideally positioned on St Omer Road, this property enjoys a location regarded as one of Guildford's most desirable residential addresses. The road is particularly sought after for its exceptional blend of tranquillity and convenience, sitting under a mile from Guildford's Upper High Street. This close proximity places a wide range of cafés, restaurants, boutique shops, and everyday amenities within easy reach, offering the vibrancy of town-centre living while retaining the calm of a residential setting. The area is also within striking distance of a number of outstanding primary and secondary schools, including highly regarded state and independent options, making it especially appealing for families seeking both accessibility and educational choice.

Equally compelling is the home's closeness to some of Guildford's most cherished natural spaces. Pewley Meadows and Merrow Downs, both situated less than half a mile away, provide endless opportunities for countryside walks, scenic views, and outdoor activities across miles of open greenery. Whether for morning dog walks, weekend adventures, or peaceful escapes, these beautiful landscapes bring a sense of openness and balance to everyday life. This rare combination of strong connectivity, education, lifestyle, and natural beauty ensures St Omer Road remains one of Guildford's most sought-after and enduringly popular residential locations.

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 PROPERTIES

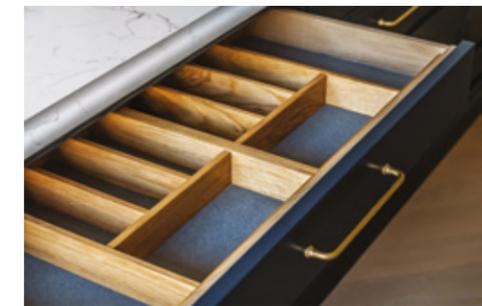
Positioned on the highly sought-after St Omer Road, 15 and 15A are two exceptional new-build homes extending to over 3,300 sq ft across three thoughtfully designed floors. Finished to the very highest standard, they set a new benchmark for contemporary luxury in Guildford, with tall, weighty internal doors and high ceilings immediately creating an atmosphere of grandeur and refined craftsmanship.

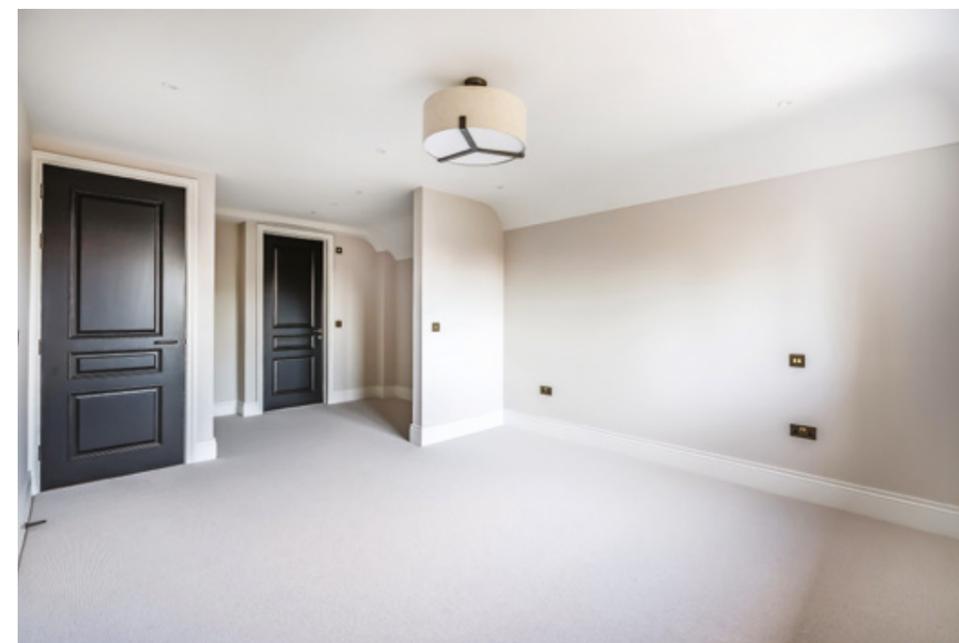
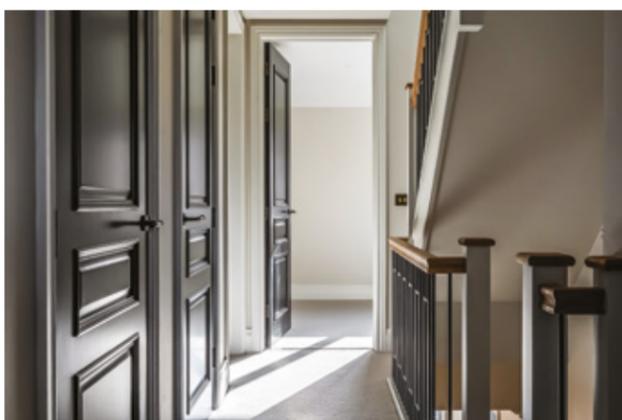
The ground floor offers a superb balance of formal and everyday living. A light and spacious entrance hall establishes an elegant sense of arrival, leading to a beautifully proportioned drawing room complete with high ceilings and an electric fire for added ambience. A separate dining room provides the perfect setting for formal occasions, while the magnificent kitchen/family room forms the true heart of the home. Designed for both cooking and gathering, it features top-of-the-range Miele appliances and seamless access to the utility room for everyday convenience.

The first floor comprises four generous double bedrooms, each with its own luxurious en-suite bathroom. One of these bedrooms benefits from a dressing room and a private balcony, enjoying stunning elevated views, making it an exceptional option for the principal suite. This layout offers families outstanding flexibility, ensuring comfort and privacy for both residents and guests.

The entire width of the second floor is dedicated to an impressive fifth bedroom, creating a private, penthouse-style retreat. The adjoining bathroom is finished to an exceptional standard—one of the finest examples of luxury design in a home of this calibre. A separate dressing room provides further versatility and could easily serve as a study or be adapted into a superb games or leisure room.

Together, these homes represent a rare blend of scale, elegance, and modern specification—perfectly suited to contemporary family living in one of Guildford's most desirable locations.







Approximate Gross Internal Area
312.6 sq m / 3365 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.



Approximate Gross Internal Area
312.7 sq m / 3366 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.



GARDEN AND GROUNDS

The property is approached via a neatly finished driveway with parking for three cars, offering both convenience and practicality from the outset. The rear garden has been beautifully manicured and thoughtfully landscaped, creating a welcoming outdoor environment that complements the elegance of the home. A smart patio terrace sits directly off the main living spaces, providing the perfect setting for relaxing in the warmer months or entertaining family and friends.

Beyond the terrace, the garden unfolds into a spacious, well-kept lawn that is easy to maintain, making it ideal for busy households who value both space and simplicity. A discreet storage shed offers additional practicality for gardening tools and outdoor equipment, completing a versatile and attractively presented outside area.



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: TBC

Energy Performance Certificate: Band B

Tenure: Freehold

Directions

Postcode: GU1 2DA

What3Words: ///robe.much.cities

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

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