

Abbots Cottage,
9 Abbotswood, Guildford, Surrey



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An impressive five-bedroom detached home with attractive accommodation and delightful private gardens, in an exclusive Guildford residential area

Property

Abbots Cottage is a handsome detached house with beautifully appointed accommodation, set in a highly sought-after position in the leafy Guildford suburb of Abbotswood. The property features understated décor throughout, while outside there are delightful gardens surrounded by mature trees for a sense of peace and privacy.

The ground floor features four well-presented reception rooms, including the triple aspect sitting room, with its glass-fronted fireplace, the family room with its modern gas fire and windows to the front and rear, and the drawing room, with its southeast-facing bay window and fireplace fitted with a logburner. All three rooms provide peaceful, flexible space in which to relax or entertain. At the heart of the home, the 27ft kitchen and breakfast room has shaker-style units, a central island, a split butler sink and a stainless steel range cooker, as well as bi-fold doors opening to the sunny conservatory with its French doors to the patio and panoramic views across the gardens.

Upstairs, the landing has skylights overhead, welcoming plenty of natural light. Off the landing there are five double bedrooms, including the luxury principal bedroom with its dressing room and en suite shower room. One further bedroom is en suite, while all four additional bedrooms benefit from built-in storage. The first floor also has a family bathroom with an over-bath shower.

Outside

A gated entrance at the front opens to the gravel driveway, which provides parking for several vehicles. The front gardens have a paved pathway leading to the entrance, an area of lawn and several shrubs and flowering perennials, while at the rear, the west-facing gardens include a sunny patio and a well-maintained, generous area of lawn, bordered by colourful beds, established shrubs, hedgerows and mature trees. The gardens also have a further patio shaded by a gazebo, and a garden room, which is ideal for use as a studio or an office. In all the plot extends to just under 1/2 acre.

2,633 sq ft (245 sq m) | Freehold
4 receptions rooms | 5 bedrooms
3 bathrooms| Garden room
0.46 acre

Guide price £2,250,000

Location

The property is situated in Abbotswood, a leafy and well-regarded residential neighbourhood to the north-east of Guildford town centre and set within easy reach of the Surrey Hills National Landscape and the beautiful countryside of the North Downs. The area has a strong community character, with Stoke Park and its recreation ground just moments away. The historic town of Guildford provides a comprehensive range of shopping, restaurants and leisure facilities, including the renowned Yvonne Arnaud theatre, G Live entertainment venue and a multiplex cinema. Schooling options are extensive, with Holy Trinity, The Royal Grammar School, Guildford High School, Tormead and St. Peter's among the renowned options available. George Abbot School provides excellent state secondary education within the neighbourhood itself. The A3 connects with the M25 at Wisley, while Guildford's two railway stations offer fast services to London Waterloo in around 35 minutes.

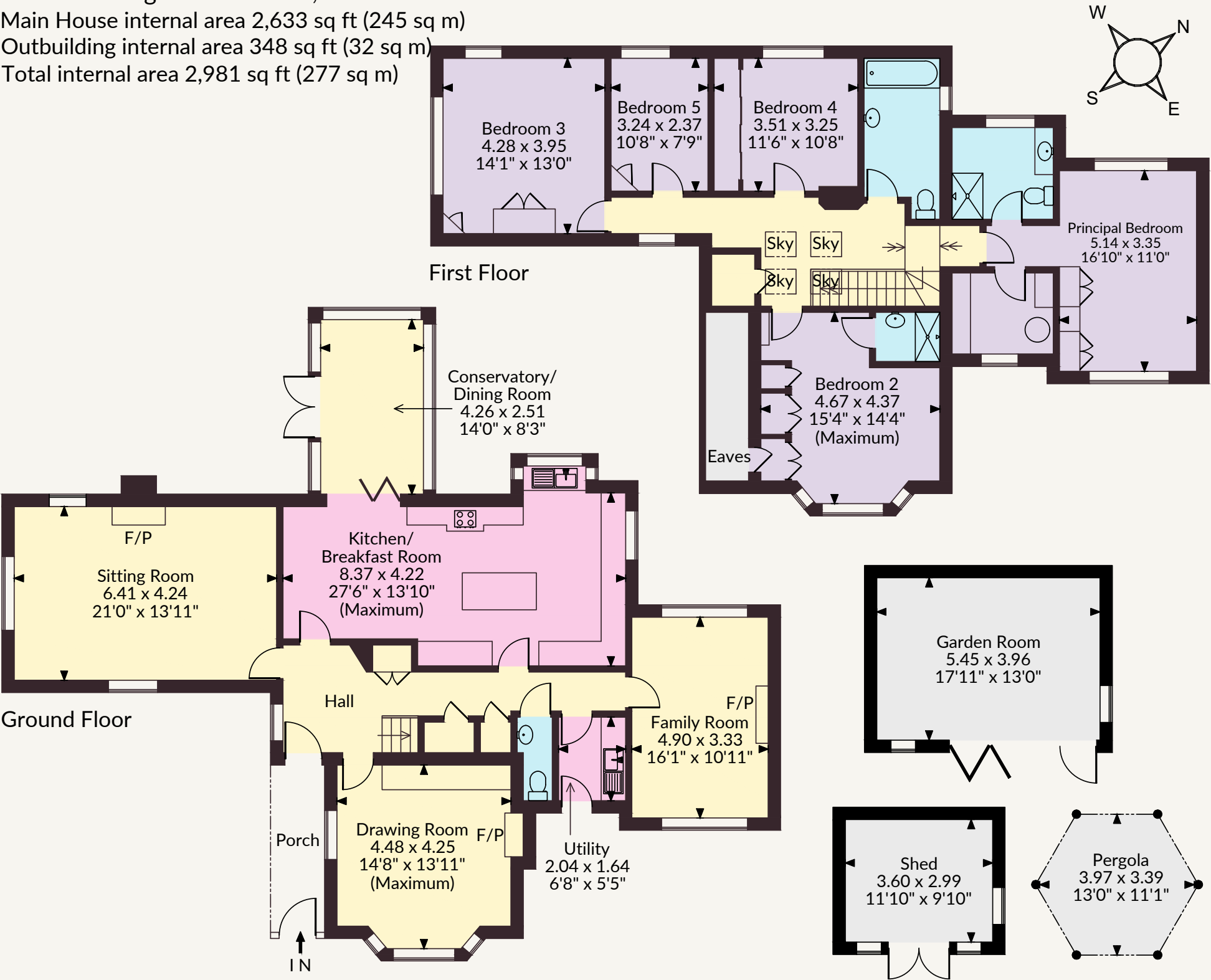
Postcode region: GU1

General

Local Authority: Guildford Borough Council
Services: All mains services
Council Tax: Band G
EPC Rating: TBC
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>



Abbots Cottage Abbotswood, Guildford
Main House internal area 2,633 sq ft (245 sq m)
Outbuilding internal area 348 sq ft (32 sq m)
Total internal area 2,981 sq ft (277 sq m)



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