

Downsway
Guildford



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Land and property. Since 1885.

An elegant detached residence offering beautifully proportioned living spaces and characterful period features, set within a generous and private plot in a prestigious and highly sought-after Guildford location.

Property

2 Downsway is an impressive family home that blends early 20th-century architectural character with sophisticated contemporary living. The property is approached via a striking brick-arched entrance with tile-hung elevations, opening into a beautifully proportioned interior characterised by high ceilings, refined finishes and an abundance of natural light throughout.

The welcoming reception hall, with its elegant herringbone wood flooring, sets the tone for the accommodation and leads to a grand dining room featuring a deep bay window and an ornate cast-iron fireplace with wooden surround. There is also a comfortable sitting room centred around a characterful period fireplace with decorative tiling, providing an inviting focal point. To the other side of the house is a striking open-plan kitchen and family area, designed with modern living in mind, incorporating a sleek, minimalist kitchen with a substantial breakfast island, high-quality integrated appliances and floor-to-ceiling bi-folding doors opening onto the terrace, creating an excellent space for entertaining and everyday family life.

The first floor provides five well-proportioned bedrooms, including a generous principal suite with dressing room and en suite bathroom. Two further bedrooms benefit from en suite facilities, while an additional bedroom is served by a large adjoining store room, offering useful ancillary space.



Outside

The property occupies a generous and well-screened plot, set back from the road behind mature hedging and established greenery, ensuring a high degree of privacy. The frontage provides a driveway with ample off-road parking and access to the garage. To the rear, an expansive lawn is framed by tall, manicured hedges, creating a secluded and secure setting, complemented by a paved terrace accessed directly from the kitchen—ideal for outdoor dining and entertaining.

Location

The property is situated in a highly sought-after residential setting on the eastern side of Guildford, conveniently positioned for access to the town centre's extensive range of shopping, dining and leisure facilities. The nearby villages of Merrow and Burpham provide everyday amenities, while the surrounding Surrey Hills offer excellent opportunities for walking and outdoor pursuits. The area is particularly well regarded for schooling, including the independent schools Guildford High School, Tormead School, Royal Grammar School and St Catherine's School in Bramley, together with the highly regarded George Abbot School. Guildford station provides fast and direct rail services to London Waterloo, while the A3 offers convenient road links to London, the M25 and the south coast.

Postcode region: GU1

General

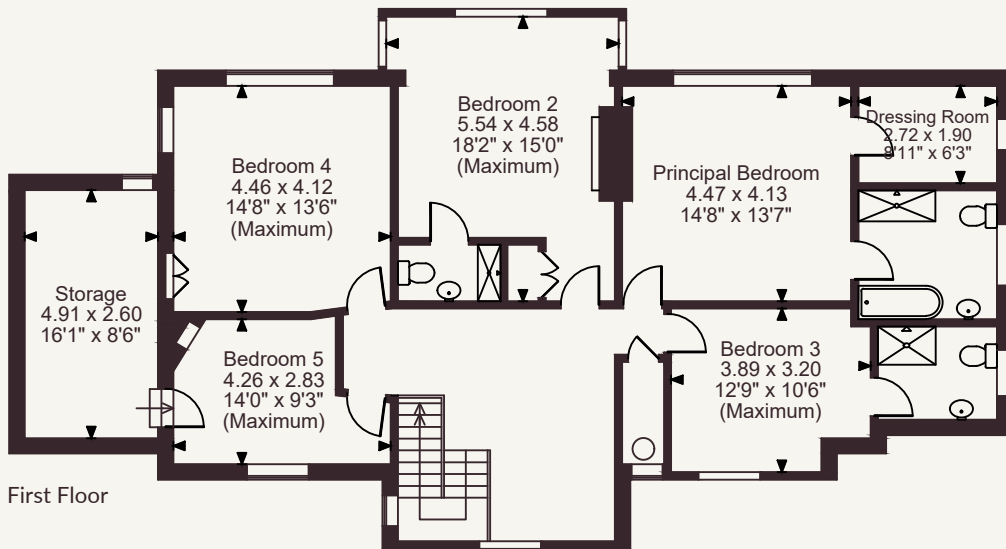
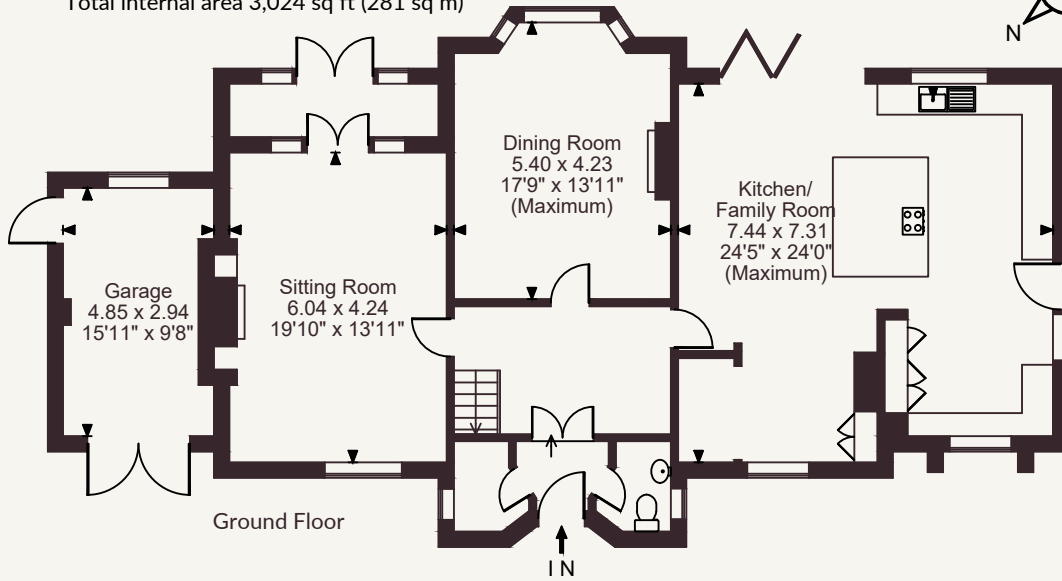
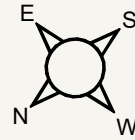
Local Authority: Guildford
Services: All mains services
Council Tax: Band H
EPC Rating: D
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>
Planning consent was given for a two storey side extension to provide a utility room and reconfigure bedrooms/bathroom on the first floor. Now expired
Planning reference number: 21/P/02389
Planning: Prospective purchasers are advised that they should make their own enquiries of the local planning authority

2,800 sq ft (268 sq m)
2 reception rooms | 5 bedrooms
3 bathrooms | Garage
Garden | Freehold
Town

Guide price £1,895,000



Downsway, Guildford
 Main House internal area 2,880 sq ft (268 sq m)
 Garage internal area 144 sq ft (13 sq m)
 Total internal area 3,024 sq ft (281 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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