



Flat 7, 26 Guildown Road, Guildford, Surrey

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BNP PARIBAS GROUP 

# Flat 7

## 26 GuildRoad, Guildford, Surrey GU2 4ET

A refurbished 2-bedroom apartment forming one-part of a handsome Edwardian residence, in a desirable residential setting.

Guildford train station 1.1 miles (London Waterloo 38 minutes), A3 (Guildford) 2 miles, London Heathrow Airport 22 miles, London Gatwick Airport 26 miles, Central London 32 miles

Reception hall | Reception room | Kitchen  
2 Bedrooms | Ensuite | Family bathroom  
Lift | Residents parking | Communal garden  
EPC rating D

### The property

With the benefit of an elevated outlook over the townscape and tree-tops to the Surrey Hills, this refurbished apartment is situated on the third floor with lift access to all levels ensuring ease of access. A stunning home in a building with fine vintage situated close to the heart of the town. A roomy hallway gives access into a generous reception room which features an attractive period fireplace and windows affording south and westerly outlooks. A skylight window creates natural illumination in the newly fitted kitchen which has three-walls of fitted high and low level units, the fourth side is partly open onto the hall giving a spacious area for dining.

The apartment offers two good-sized bedrooms, one with en-suite, each with cupboard storage and a bathroom with skylight window. With a drop-down ladder to the loft, which gives access for additional storage.

### Outside

The apartment building is in an elevated position, with a stone-wall, backed by hedging forming the frontage to the footpath and roadway. A driveway gives access to the plot and continues to the side of the property to an area of hardstanding which offers parking for residents. To the rear, an elevated garden area is laid to lawn with hedging and mature shrubs bordering the boundaries. This outdoor setting provides opportunities to sit and socialise al fresco, whilst nearby there are green open spaces including The Mount and Shalford Park offering walking and running routes, and riverside strolls can be enjoyed along the banks of the River Wey a mere 500 metres away.

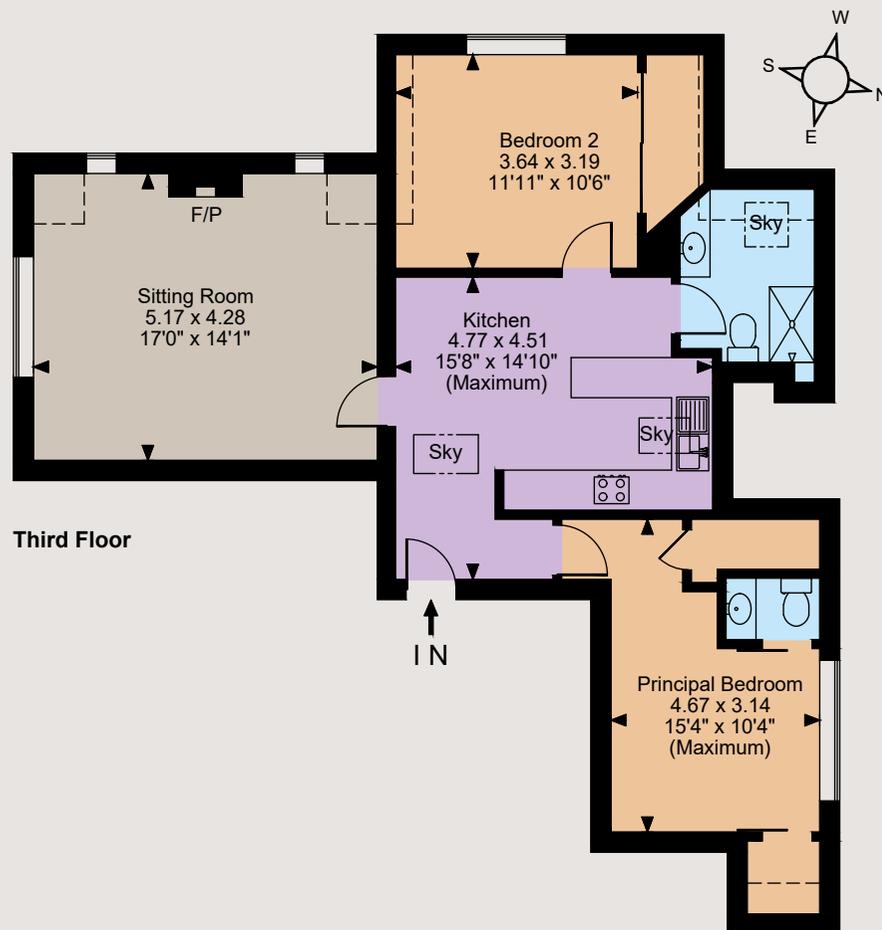
### Location

Guildown Road is situated on the southern edge of historic Guildford with its extensive range of retail, recreational and cultural amenities. There are numerous cafés, bars and restaurants providing venues for socialising, as well as access to entertainment at the Yvonne Arnaud Theatre, Electric and G Live. For sports enthusiasts, facilities are available at the Surrey Sports Park and The Spectrum Sports Centre and golfers have access to courses at Clandon Regis, Sutton Green and Hurtmore Golf Clubs. The mainline station has direct trains to London and the south coast, and for road-users the A3 provides links to the major road network, whilst for travel further afield, London Heathrow and Gatwick Airports are both within easy reach. The Guildford area is renowned for its excellent range of both state and independent schools including St Nicholas Primary School, Holy Trinity, Pewley Down School, Guildford County School Royal Grammar School, Guildford High, Tormead and George Abbott School.





Floorplans  
Guildown Road, Guildford  
Internal area 772 sq ft (72 sq m)  
For identification purposes only.



Third Floor

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

□ □ □ □ Denotes restricted head height

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## Directions

From Strutt & Parker's Guildford office, follow the A3100 around onto North Street and take the right turn to join the A320. At the traffic lights, turn left onto the A246 and at the roundabout, take the 1st exit onto Onslow Road. Follow the road over the bridge and then take the right turn to join Guildown Road, where the property will be found on the right.

## General

**Local Authority:** Guildford Borough Council  
Tel: 01483 505050

**Services:** Mains water, gas, electricity and drainage.

**Council Tax:** The property is in Tax Band E

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Lease:** 999 years from 2025.

**Service Charge:** £2,345 per annum (2025)

**Tenure:** Share of freehold

**Guide Price:** £475,000

## Guildford

215-217 High Street, Guildford, GU1 3BJ

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