



Flat 3, The Beeches

10 Guildown Road, Guildford, Surrey

A splendid three-bedroom apartment in a delightful period house, set on a leafy residential street

A beautifully appointed first-floor residence within a handsome period building. Enjoying a highly sought-after position in south Guildford, it lies less than a mile from the bustling town centre, within easy reach of transport links, and just moments from the surrounding countryside.



1 RECEPTION ROOMS



3 BEDROOMS



1 BATHROOM



GARAGE AND 2 PARKING SPACES



PRIVATE GARDEN



SHARE OF FREEHOLD



TOWN



1,432 SQ FT



GUIDE PRICE £795,000

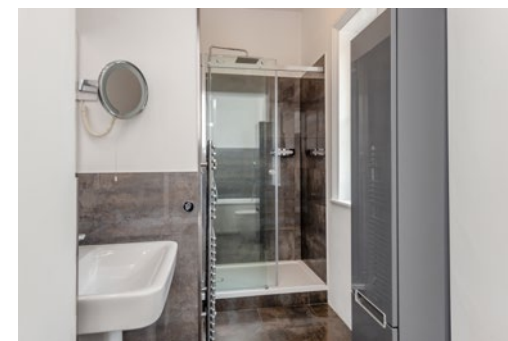
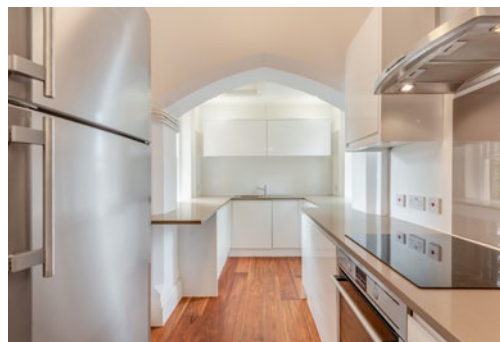
The property

This attractive three-bedroom residence forms the first floor of The Beeches, a distinguished detached house set within beautifully maintained communal gardens. The property offers bright, airy living space combining charming period details with clean, contemporary styling and quality modern finishes throughout.

The main entrance is on the first floor, with steps leading down to a welcoming hallway. Off the hall lies the impressive 25ft sitting and dining room — a generous, light-filled space with an elegant open fireplace, ceiling cornicing and tall sash windows. There is ample room for both seating and dining. From the central hallway, double doors open to the well-equipped kitchen featuring sleek white cabinetry, a breakfast bar and integrated AEG appliances including an oven, induction hob and extractor.

The home provides three well-presented bedrooms, all styled in the same neutral tones as the main living areas. The spacious principal bedroom enjoys a

west-facing outlook over the gardens and extensive bespoke fitted wardrobes. Two further double bedrooms include one with a cast-iron fireplace and a built-in storage cupboard. The family bathroom features modern sanitaryware, including a bathtub with shower attachment, a separate shower unit, a washbasin and a low-level WC.



Outside

The Beeches sits back from the road on a peaceful, leafy street surrounded by beautifully landscaped gardens with rolling lawns, with access to the lawns and with its own separate seating area. Mature trees and established hedgerows create a sense of seclusion and tranquillity. A shared driveway provides access to parking and to the garaging block, where the apartment benefits from its own single garage for secure storage or parking, plus two additional dedicated parking spaces. Further on-street parking is available along Guildown Road under the residents' permit scheme.

Location

The property is located less than a mile from the historic town centre of Guildford and mainline station. An extensive range of recreational and cultural amenities are on offer in the town and include the Odeon cinema complex, Yvonne Arnaud, Electric and G Live Theatres. Guildford provides an extensive range of shops, coffee shops and restaurants, from high street stores to bespoke retailers. Merrow and Pewley Down sit to the east and provide further picturesque

countryside. The surrounding Surrey Hills (an Area of Outstanding Natural Beauty), is ideal for walking, cycling and riding. Leisure amenities include the Surrey Sports Park, Spectrum Sports Centre, a wide range of local golf and tennis clubs, including the nearby Pit Farm Tennis Club, The Guildford Golf Course to be found on the nearby Merrow Downs and The Clandon Centre which adjoins The Merrow Cricket Ground. The Guildford area is renowned for its excellent range of both state and independent schools and include Burpham Primary School, Royal Grammar School, Guildford High School, Tormead School and Lanesborough School. The property has excellent transport links, with easy access to rail services into central London and the A3, A25 and M25 providing links across the south-east and the national motorway network; and to the major international airports at Gatwick and Heathrow.



Distances

- Guildford town centre 1 mile
- Godalming 3.7 miles
- Woking 7 miles
- Dorking 13.3 miles

Nearby Stations

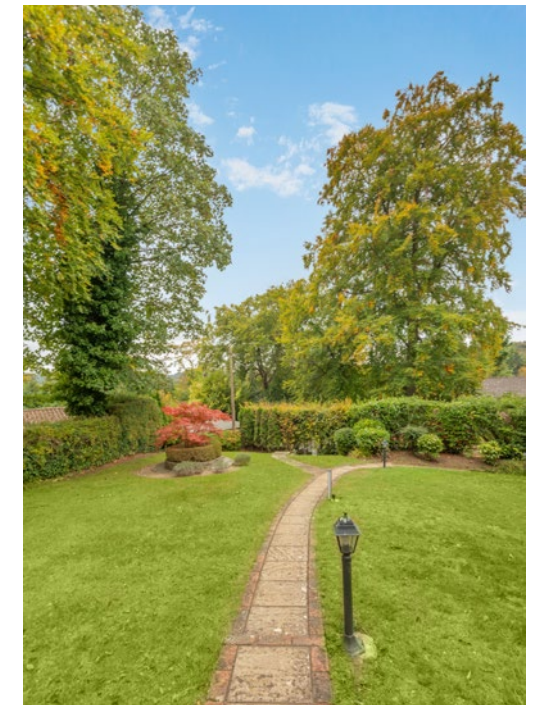
- Guildford
- London Road

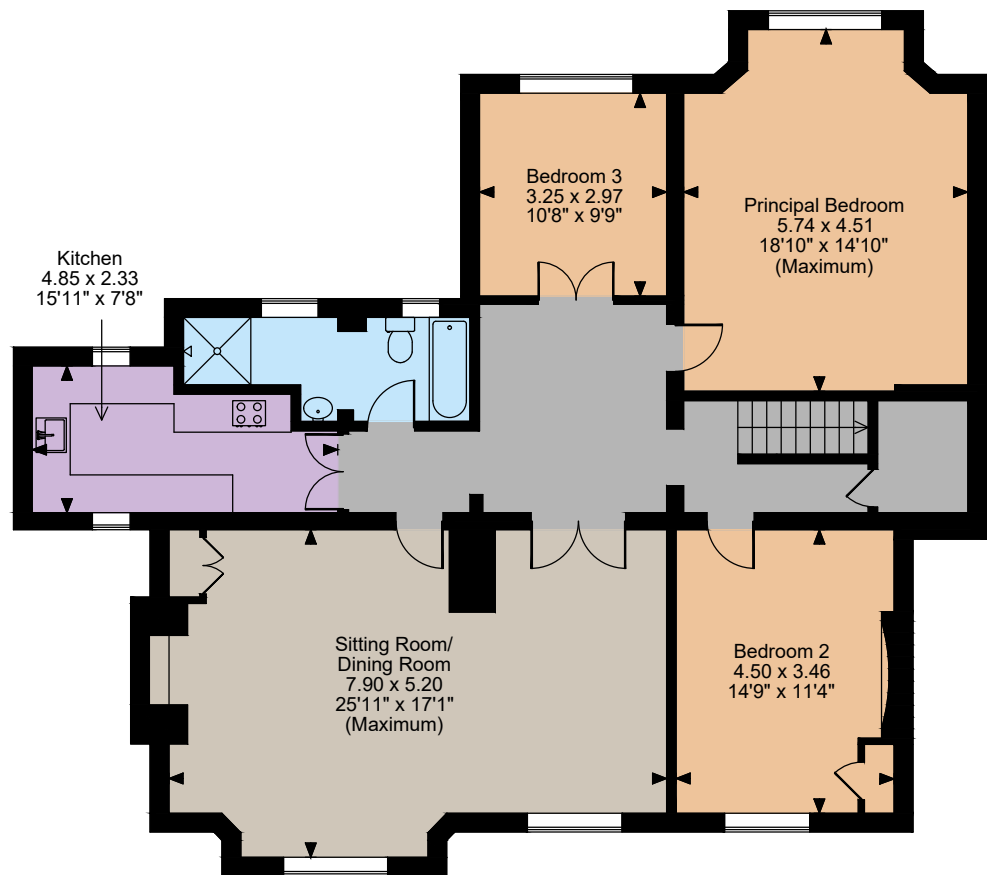
Key Locations

- Guildford Castle
- Guildford Museum
- Pewley Down Nature Reserve
- Loseley Park
- RHS Garden Wisley

Nearby Schools

- Burpham Primary School
- Royal Grammar School
- Guildford High School
- Tormead School
- Lanesborough School

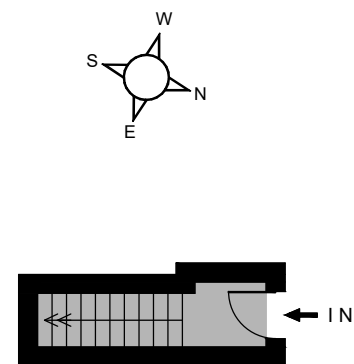




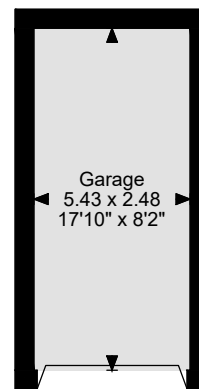
Ground Floor

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

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First Floor



Floorplans

Main House internal area 1,432 sq ft (133 sq m)

Garage internal area 145 sq ft (13 sq m)

Total internal area 1,577 sq ft (147 sq m)

For identification purposes only.

Directions

GU2 4EN

what3words: ///burn.hotels.gather

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: All mains services

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

Council Tax: Band E EPC Rating: C

Lease: 99 years from November 2013

Service Charge: £675 per quarter (£2700 per annum)

Tenure: Leasehold with share of freehold

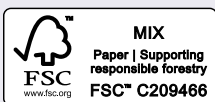
Guildford

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