



20 Mountside

Guildford, Surrey

A stylish detached family home with terraced gardens and sweeping views across Guildford from its elevated position

An elegantly appointed four-bedroom home offering well-proportioned, thoughtfully arranged accommodation across two light-filled floors. The property provides a balanced layout ideally suited to both family living and entertaining. It is set on a desirable residential street just half a mile from the historic town centre and mainline station, within easy reach of beautiful open countryside.



3 RECEPTION ROOMS



4 BEDROOMS



3 BATHROOMS



OUTSIDE PARKING



GARDEN



FREEHOLD



TOWN



1,802 SQ FT



**GUIDE PRICE
£1,595,000**



The property

20 Mountside is a beautifully presented detached family home, enjoying a backdrop of the cathedral. The property features rendered, tiled and brick elevations outside, while inside the décor has an understated style and elegance, featuring bespoke fittings and a clean, neutral colour palette throughout.

On the ground floor there is a comfortable sitting room with built-in shelving and a fireplace fitted with a woodburning stove, while the wooden flooring extends into a library or study area at the rear, which has a skylight overhead and bi-fold doors, revealing those impressive views and connecting to the elevated timber decking across the back of the house. There is also a social, open kitchen and dining room with shaker-style kitchen units, a split butler sink and integrated appliances, including an oven, a microwave and an induction hob with a built-in extractor. The dining area has built-in banquette seating and space for a family dining table, along with further bi-folds welcoming the outside in. Also on the ground floor,

the utility room and boot room provide space for home storage and additional appliances.

The first floor provides access to three well-presented bedrooms, including the generous principal bedroom with its extensive built-in wardrobes and en suite shower room with dual washbasins and a walk-in shower with a rainfall shower head. The first floor also has a family bathroom with an over-bath shower, while the fourth bedroom is found on the lower ground level, with a door opening to the gardens and an en suite shower room.



Outside

The house is set on a terraced plot, with the gated pedestrian at the front opening to steps, which lead down to a patio across the front of the house, as well as to the covered entrance. Parking is available along Mountside via a local resident permit scheme. At the rear, the garden drops away to reveal those picturesque views across the town and towards the cathedral. It includes an elevated area of timber decking, a lower patio area and steps leading to a lawn with border beds and hedgerows and a storage shed. The garden continues to a further lower level, where there is a vegetable garden with raised beds, and further ornamental gardens with gravel pathways and central beds, filled with spring flowers and various established shrubs.

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. 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 0.5 miles
- Godalming 3.8 miles
- Woking 6.5 miles
- Farnham 9.5 miles

Nearby Stations

- Guildford
- London Road

Key Locations

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

Nearby Schools

- Royal Grammar School
- Guildford High School
- Tormead School
- St Catherine's
- Charterhouse
- Priorsfield





The position & size of doors, windows, appliances and other features are approximate only.
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Floorplans
 Internal area 1,802 sq ft (167 sq m)
 For identification purposes only.

Directions
 GU2 4JE
 what3words: ///lanes.excuse.bunch

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 G

EPC Rating: E

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