

40 Mountside, Guildford



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Combining the best of town and country, this well-appointed 4/5 bedroom family home benefits from light-filled living space with stunning elevated views, on one of Guildford's most sought-after residential roads.

Property

40 Mountside is a beautifully presented family home, offering over 2,000 sq ft of stylish and well-balanced accommodation, arranged across three floors, with understated neutral décor and high-quality fittings throughout.

The standout feature of the home is the impressive 38 ft open-plan kitchen and dining room, featuring a vaulted ceiling and skylights. French doors open onto the front patio and there is access to the decked balcony, creating an effortless indoor-outdoor flow, ideal for entertaining. The kitchen overlooks the rear garden and is beautifully appointed with an abundance of storage and counter-top space, a classic split butler sink, and a stainless steel range cooker.

The ground floor also offers a warm and inviting sitting room, a log burner and direct access to the rear balcony, alongside a versatile family room. These spaces, which have stunning panoramic views of Guildford and its cathedral, connect via an open archway and create a flexible layout perfectly suited to modern family life. A utility room offers further storage and space for appliances, complemented by a useful cellar.

Upstairs, the first floor features three double bedrooms, including a well-proportioned principal suite with built-in storage and a private en suite bathroom. The remaining first-floor bedrooms are served by a contemporary family shower room, with one room currently arranged as a study but could be redesigned as a single bedroom. The second floor provides a further double bedroom with en suite facilities, enjoying far-reaching views across Guildford.



Outside

A private driveway provides off-street parking for one vehicle, with additional on-street parking available via the local residents' permit scheme.

To the rear, the elevated terrace is perfectly positioned for alfresco dining, leading down to lower gardens including a patio, pond, and lawn — an ideal space for families and summer gatherings. A substantial garden cabin adds significant indoor space, ideal for use as a home office, gym, or studio.

Location

The property is located on a quiet residential cul-de-sac, with access to the Hog's Back on the North Downs, just 200 feet from the front door. It is ideal for those who want the best of country and town, being close to the historic Guildford town centre and mainline train station.

For families, the property is a short walk from the highly regarded Guildford County state school. The Guildford area is renowned for its excellent schooling options (both state and independent), including Royal Grammar School, Guildford High School, Tormead School, George Abbot School, St Peter's Catholic School, Pewley Down Infant School, St Nicolas' Infant School, Queen Eleanor Junior School and Holy Trinity Junior School.

An extensive range of recreational and cultural amenities are on offer in the town and include Odeon, Yvonne Arnaud, Electric and G Live theatres. Guildford has a wide 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. 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, Guildford Golf Course is to be found on the nearby Merrow Downs and The Clandon Centre which adjoins The Merrow Cricket Ground.

Postcode region: GU2

General

Local Authority: Guildford Council

Services: All mains service

Council Tax: Band G

EPC Rating: D

Mobile and Broadband checker: Information can be found here

<https://checker.ofcom.org.uk/en-gb/>

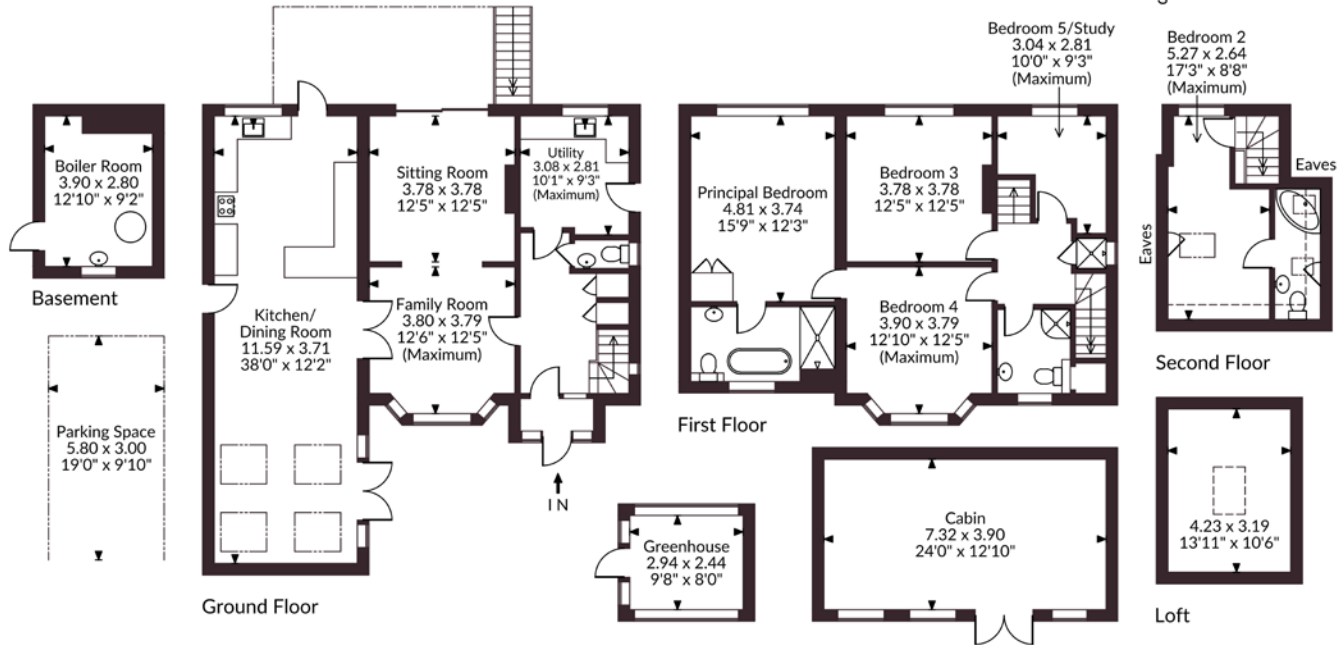
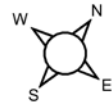
2,035sq ft (189 sq m)
3 reception rooms
5 bedrooms
3 bathrooms
Outside parking | Office studio
Garden
Freehold | Town

Guide price £1,595,000



Mountside, Guildford

Main House internal area 2,155 sq ft (200 sq m)
 Greenhouse & Cabin internal area 384 sq ft (36 sq m)
 Parking Space external area = 187 sq ft (17 sq m)
 Total internal area 2,539 sq ft (236 sq m)



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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