




26 Sydney Road
Guildford, Surrey

**STRUTT
& PARKER**

BNP PARIBAS GROUP 

A beautifully presented period house with flexible accommodation over three floors, in a prime residential area

A handsome period house with a wealth of character and elegance, attractive décor and fittings, set in a highly sought-after position less than half a mile from the centre of Guildford. The property is arranged across three levels and offers the potential for use as two separate dwellings, including a one-bedroom annexe.



4 RECEPTION ROOMS



5 BEDROOMS



3 BATHROOMS



ON-STREET PARKING



GARDEN



FREEHOLD



TOWN



2,417 SQ FT



**GUIDE PRICE
£1,595,000**



The property

26 Sydney Road is a highly attractive period property offering light-filled accommodation arranged over three levels. The house retains a number of splendid original features, including tall ceiling heights to the ground floor, sash windows, elegant cornicing, and original fireplaces, while a contemporary extension to the rear provides additional stylish living space.

Upon entering, the welcoming reception hall features exposed wooden flooring and leads to the two main reception rooms in the original part of the house, which are the sitting room to the front and the dining room towards the rear. The sitting room has tall sash windows welcoming plenty of natural light, as well as a cast-iron open fireplace, while the dining room offers space for a family dining table and a large box bay window. Towards the rear, the 24ft kitchen and breakfast room provides further social, everyday living space, with a triple aspect welcoming plenty of natural light, including bi-fold doors opening to the garden. The Poggenpohl kitchen has sleek, modern units and integrated appliances by Miele, while there is also

space for a dining table or a seating area.

Upstairs there are four well-presented double bedrooms, including the luxury principal bedroom with its dressing area and en suite shower room, with a steam shower. Three further bedrooms have built-in storage, two of which benefit from their own washbasins. The family bathroom is also located on the first floor, and features a separate shower unit.

The lower ground floor provides useful additional living space, and could be used as a separate apartment if required. There is a utility room for storage and an open-plan kitchen, breakfast room and study area, with fitted kitchen units and integrated appliances by Neff. At the rear there is a double bedroom with a door leading to the gardens, and a shower room.



Outside

The house is located on Sydney Road, which offers on-street permit parking for residents in marked bays to one side of the street. The garden at the front of the house has various established shrubs, as well as a pathway and steps leading to the covered entrance. A generous pathway gives access to the side of the house and the rear garden. At the rear there is a splendid south-facing garden, which includes a patio area for al fresco dining, with a well-maintained lawn beyond and border beds with various tall, established shrubs and hedgerows, creating a sense of peace and privacy from neighbouring properties. The garden also includes a Wendy house and a shed for garden storage.

Location

The property is located less than half 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 Pit Farm Tennis Club, which is within a short walk. The Guildford Golf Course is 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 0.4 miles
- Godalming 5.0 miles
- Woking 6.4 miles
- Dorking 12 miles

Nearby Stations

- London Road railway station
- Guildford railway station

Key Locations

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

Nearby Schools

- Holy Trinity
- Burpham Primary School
- Royal Grammar School
- Guildford High School
- Tormead School
- Royal Grammar Prep School





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

□ □ □ Denotes restricted head height

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Floorplans

Main House internal area 2,291 sq ft (213 sq m)

Garden Stores internal area 126 sq ft (12 sq m)

Total internal area 2,417 sq ft (225 sq m)

For identification purposes only.

Directions

GU1 3LL

what3words: ///with.galaxy.handed

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: D

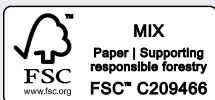
Guildford

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