

5 Testard Road  
Guildford

**STRUTT  
& PARKER**

BNP PARIBAS GROUP 



## An attractive semi-detached four bedroom period property with annexe potential in a sought-after location

A sensitively-modernised period family home, combining modern amenities and period features. It is located on one of the town's most desirable and convenient residential streets, near to the High Street, town centre amenities and the station with direct services to central London in around 30 minutes.



**2 RECEPTION ROOMS**



**4 BEDROOMS**



**2 BATHROOMS**



**RESIDENT PARKING**



**GARDEN**



**FREEHOLD**



**TOWN CENTRE**



**1,307 SQ FT**



**GUIDE PRICE  
£950,000**

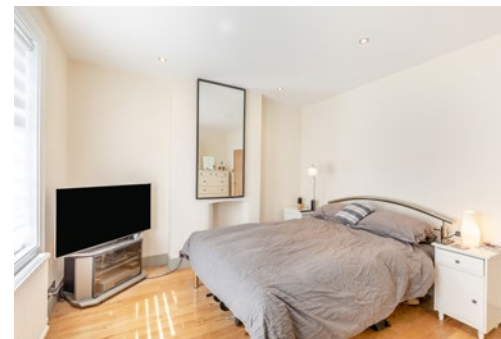


### The property

5 Testard Road is an appealing Edwardian property offering more than 1,300 sq. ft. of light-filled, flexible accommodation arranged in an L shape over three floors. Configured to provide an elegant and practical family and entertaining space, it sensitively combines the amenities of modern living with period features including high ceilings. The ground floor accommodation flows from a welcoming wooden-floored entrance hall. It briefly provides a living room with a front aspect bay window, engineered wooden flooring and a contemporary wall-mounted fireplace. A rear aspect wooden-floored kitchen/breakfast room has a range of contemporary wall and base units, complementary worktops and splashbacks, modern integrated Bosch appliances and space for a table. Steps from the kitchen lead down to a fitted utility room, which benefits from a modern fully-tiled en suite family bathroom and a door to the rear terrace. A concealed staircase off the kitchen leads down to the lower ground floor. A door from a central reception

room opens on one side to steps down to a contemporary fully-tiled en suite family shower room. A further door opposite opens to a double bedroom with steps rising to French doors to a gravelled front aspect courtyard, this separate access giving potential for the lower ground floor to be used as a self-contained annexe, if required, subject to the addition of external steps rising to ground floor level.

Stairs rise from the entrance hall to a generous first floor landing with exposed wooden flooring which continues throughout the upper floor. The landing gives access to a front aspect principal bedroom with a fireplace and to two further well-proportioned rear aspect double bedrooms.





## Outside

Set behind iron railings incorporating a pedestrian gate for lower ground floor use and having plenty of kerb appeal, the property is approached direct from the pavement over a chequerboard-paved pedestrian path leading to the storm porch. To the rear, a raised paved terrace accessible from the utility room has original steps leading down to an enclosed garden. Screened by bamboo fencing and neighbouring trees, the split-level garden is decked for ease of maintenance and features raised flowerbeds, numerous seating areas and a sunken central paved and gravelled feature, the whole configurable to the purchaser's own requirements and with potential to create an ideal spot for entertaining and al fresco dining.

## Location

The property sits in a highly-convenient location near to the River Wey and the historic town centre of Guildford, which provides an extensive range of high street stores and independent retailers and weekly

markets together with coffee shops, bars, restaurants, theatres, a cinema complex, sports park, sports centre, local golf and tennis clubs, together with Merrow and Pewley Downs and the surrounding Surrey Hills National Landscape, all ideal for walking, cycling and riding. Communications links are excellent: Guildford station (0.3 mile) offers regular speedy services into central London, and the A3 gives easy access to the south coast and to connections with the M3 and M25 road network, giving further access to London and its airports.

The area offers a wide range of state primary and secondary schooling including Pewley Down Infant School and Guildford County School (both rated Outstanding by Ofsted) together with independent schools including Castle Garden, Royal Grammar, Guildford High and Tormead.



## Distances

- Guildford High Street 0.2 mile
- A3 (Portsmouth Road) 1.1 miles
- M25 (Jct 10) 10.0 miles
- M3 (Jct 4) 13.9 miles
- London Heathrow Airport 22.3 miles
- London Gatwick Airport 31.5 miles
- Central London 33.4 miles

## Nearby Stations

- Guildford

## Key Locations

- Guildford Castle
- Stoke Park
- Pewley Down
- Merrow Downs
- Putttenham Common
- Winkworth Arboretum (National Trust)

## Nearby Schools

- St Nicholas CofE Aided Infant School
- Guildford County School
- Royal Grammar School Guildford
- Pewley Down Infant School
- Guildford High School
- Tormead School





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



### Floorplans

Main House internal area 1,307 sq ft (121 sq m)  
For identification purposes only.

### Directions

GU2 4JT

what3words: ///roses.stones.aspect

### 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 D

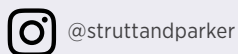
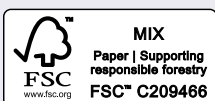
EPC Rating: TBC

## Guildford

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