Floorplan



Ground Floor
Approximate Floor Area
893 sq. ft.
(83.0 sq. m.)

First Floor
Approximate Floor Area
581 sq. ft.
(54.0 sq. m.)

Second Floor
Approximate Floor Area
377 sq. ft.
(35.0 sq. m.)

Garage
Approximate Floor Area
108 sq. ft.
(10.0 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Copyright V360 Ltd 2022 | www.houseviz.com







Seymours











8 Ash Grove
Guildford, Surrey, GU2 8UT

£750,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 1851 sq. ft
- Guildford 0.88 miles
- Detached character house
- Freehold
- Modern features and décor
- Private garden
- Gravel driveway
- Garage
- Views onto woodlands
- Ultrafast broadband available

This beautifully presented detached character home offers a perfect blend of modern living and traditional charm. Set within a generous plot, the property boasts a large rear garden with a stylish slate terrace, providing a wonderful outdoor space that backs onto serene woodland, offering both privacy and a picturesque natural setting.

Inside, the home feels bright, spacious, and contemporary, with carefully designed living spaces that cater to modern family life. The ground floor features multiple reception rooms, ensuring versatility for relaxation, dining, or entertaining. A well-appointed kitchen flows seamlessly into the dining area, while large windows and patio doors bring in an abundance of natural light and allow easy access to the garden.

Upstairs, the accommodation is thoughtfully arranged across two floors. The master bedroom, situated on the top floor, enjoys breathtaking views of the surrounding area and benefits from a private en-suite bathroom. The additional bedrooms are well-proportioned, providing comfortable spaces for family members or guests.

The front of the property features a gravel driveway, offering ample parking while enhancing the home's curb appeal. With its desirable location, modern interiors, and stunning outdoor space, this home presents an ideal opportunity for those seeking both comfort and character in a peaceful, scenic setting.

Transport Links
Guildford 0.88 miles
London Road (Guildford) 1.32 miles
Shalford 2.48 miles

Secondary
Kings College for the Arts and Technology
Guildford County School
Christ's College, Guildford

Council tax band: Tax band E
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Character property





Modern features

