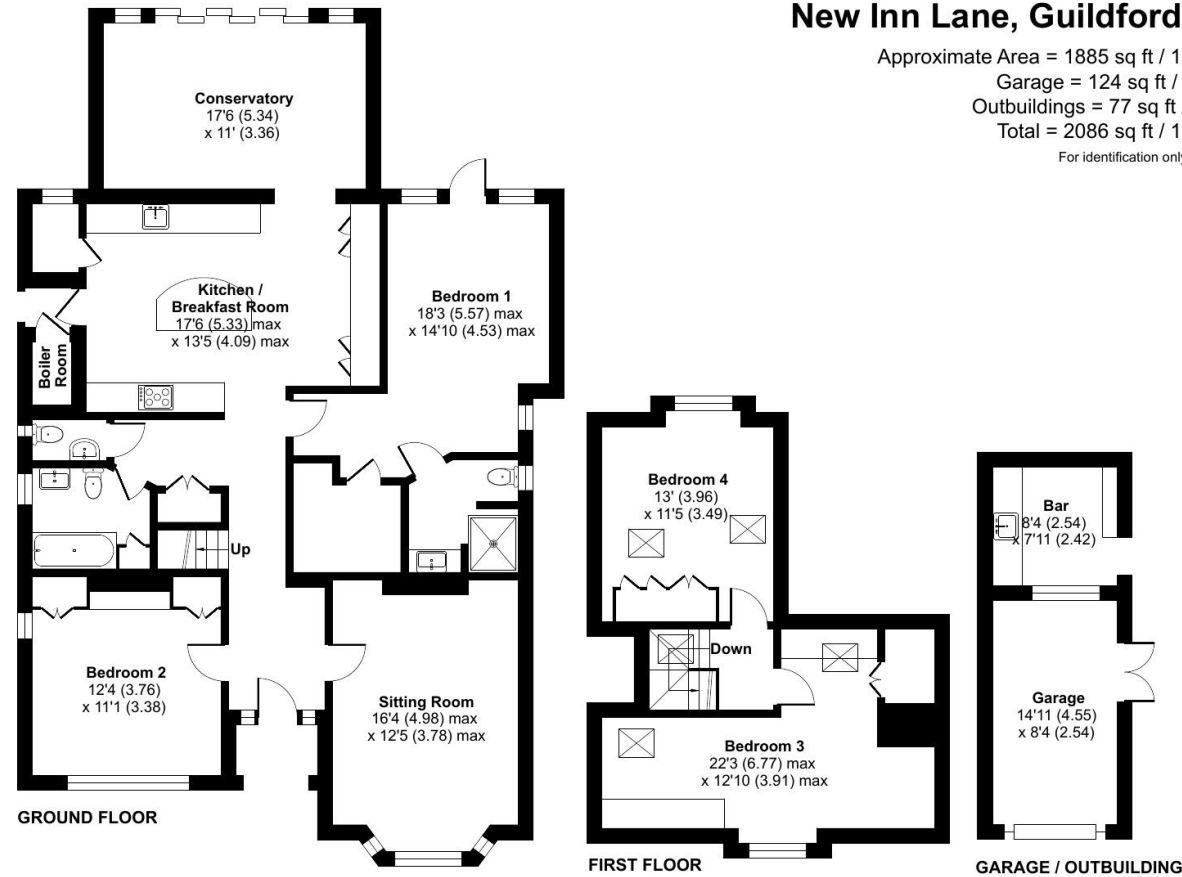


New Inn Lane, Guildford, GU4

Approximate Area = 1885 sq ft / 175.1 sq m  
Garage = 124 sq ft / 11.5 sq m  
Outbuildings = 77 sq ft / 7.1 sq m  
Total = 2086 sq ft / 193.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Seymours Estate Agents. REF: 1470021



37 New Inn Lane  
Guildford  
£850,000 Guide Price

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP  
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 300667

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 2086 sq. ft

- Freehold
- Detached
- Open plan kitchen/dining room
- Conservatory
- En-Suite
- Additional bathroom and cloakroom
- Generous rear garden
- Garage
- Driveway parking
- Ultrafast broadband available

**This beautifully presented detached chalet bungalow occupies a substantial plot in a sought-after area of Burpham and offers a rare combination of generous living space, modern styling and excellent outdoor space. Set well back from the road, the property benefits from extensive driveway parking, a detached garage and attractive frontage, creating an impressive first impression.**

The accommodation has been thoughtfully updated and maintained to a high standard throughout, with a bright and contemporary feel that is immediately apparent on entering. The spacious sitting room provides a comfortable and welcoming space to relax, while the heart of the home is undoubtedly the stylish kitchen and breakfast room. Finished with quality cabinetry, integrated appliances and a central island, it offers both practicality and a sociable environment for family life and entertaining.

Flowing seamlessly from the kitchen is a striking conservatory-style dining area, flooded with natural light and enjoying attractive views across the garden. This versatile space creates a wonderful connection between the house and the outdoors, making it ideal for year-round enjoyment.

The property offers flexible accommodation across two floors, with well-proportioned bedrooms that can easily adapt to a variety of lifestyles, whether for growing families, visiting guests or those working from home. The principal bedroom is complemented by a modern en-suite shower room, while the remaining bedrooms are served by a contemporary family bathroom. A separate cloakroom adds further convenience.

One of the standout features of this home is the exceptional plot. The generous rear garden provides a wonderful sense of space and privacy, with extensive lawned areas, mature planting and plenty of room for outdoor entertaining, recreation or future landscaping ambitions. The size of the garden is rarely found and offers enormous appeal for families and keen gardeners alike.

Further benefits include a detached garage with adjoining bar and entertaining space, ample driveway parking and a high level of presentation throughout. Combining modern interiors, versatile accommodation and an impressive plot, this is an outstanding home in a highly desirable Burpham location.

**Council tax band:** Tax band F  
**Local authority:** Guildford Borough Council  
**Tenure:** Freehold



Move-in ready



Spacious and bright

