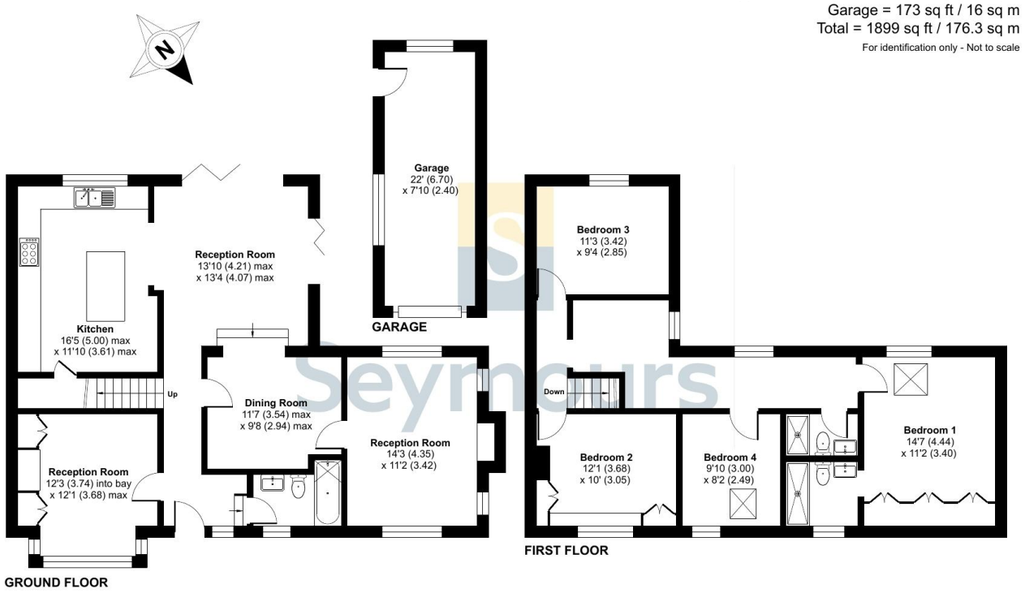
Floorplan

Glaziers Lane, Normandy, Guildford, GU3

Approximate Area = 1726 sq ft / 160.3 sq m
Garage = 173 sq ft / 16 sq m
Total = 1899 sq ft / 176.3 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1395945







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The Croft, 20 Glaziers Lane
Normandy, Guildford, Surrey, GU3 2DG

£825,000 Guide Price

Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 3 baths
- EPC Rating C
- 1899 sq. ft
- Wanborough 0.8 miles
- Semi-detached
- Driveway parking
- Garage
- Period property
- Tranquil location yet within easy reach of Guildford town centre
- Landscaped garden
- Four reception rooms
- Excellent transport links

Originally a charming attached cottage, The Croft has been thoughtfully transformed through its integration with the neighbouring former chapel and the addition of a rear extension. The result is an appealing and individual family home, tastefully modernised while retaining character, and providing well-planned living space.

The ground floor layout is both flexible and inviting. A multi-purpose family room leads through to the drawing room, where a wood-burning stove creates a cosy focal point. A separate sitting room, enhanced by a bay window, offers an additional space for relaxation. To the rear, the generously proportioned dining room flows seamlessly into the kitchen, forming a bright and sociable hub of the home. Bi-fold doors open directly onto the garden, blurring the line between indoor and outdoor living. The kitchen is finished with sleek contemporary units and stone worktops, and is centred around an island incorporating a wine cooler, along with a breakfast bar ideal for casual meals.

Upstairs, the principal bedroom benefits from an abundance of natural light via a skylight and is complemented by fitted wardrobes and a smart en-suite shower room. Three further bedrooms are also located on this level, together with a modern shower room, while a family bathroom is positioned on the floor below for added convenience.

Set against a backdrop of mature trees, the rear garden provides a peaceful and private setting with plenty of room for outdoor entertaining and family activities. Two paved seating areas offer flexibility throughout the day, one at the far end of the garden enjoying a south-easterly aspect, and another directly off the house taking advantage of south-westerly views. To the front, a gravelled parking area sits behind a picket fence and gate, with a pathway bordered by planting leading to the front door. A separate driveway provides access to a detached single garage, EV charging point and garden store.

Glaziers Lane is a sought-after residential setting, valued for its semi-rural feel while remaining well connected. Surrounded by mature greenery and countryside walks, the lane offers a peaceful environment ideal for family living, yet lies within easy reach of local amenities and neighbouring villages.

The area is particularly well regarded for its choice of schools. Highly regarded state and independent options are available nearby, catering for all age groups. These include well-rated primary schools in the surrounding villages, along with a number of popular secondary schools within a short drive. Several respected independent schools are also accessible in the wider area, making the location appealing for families seeking strong educational provision.

Despite its tranquil atmosphere, Glaziers Lane benefits from excellent transport links. Road access is convenient, with connections to the A3 and M25 providing straightforward routes towards London, the South Coast and the wider motorway network. Mainline railway stations in nearby towns offer regular services into London Waterloo, ensuring the area is well suited for commuters. Local bus routes also serve the surrounding villages and town centres, providing additional transport options.

Transport Links

Wanborough 0.8 miles
Ash 1.8 miles

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

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



Tastefully decorated throughout





Highly regarded schools nearby



The Property Ombudsman
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