

DOWNS DRIVE

GUILDFORD • SURREY

7 DOWNS DRIVE, GUILDFORD, SURREY, GU1 2WH

Downs Drive is an exceptional five-bedroom detached home set within one of Guildford's most exclusive private roads, moments from the open expanse of Merrow Downs and the fairways of Guildford Golf Club. Offering just over 3,500 sq. ft of beautifully finished accommodation including an integral double garage, the house has been designed with proportion, light, and flow in mind, creating an elegant and practical family environment with immediate access to some of Guildford's most loved green spaces.

The ground floor is wonderfully balanced, beginning with a generous entrance hall that connects seamlessly to the principal living areas. Stretching across the rear of the house, the 31ft kitchen, dining and family space forms the heart of everyday life. Contemporary cabinetry, high-quality worksurfaces and integrated appliances sit alongside a large dining and informal seating area, all bathed in natural light from full-height glazing. Two sets of wide doors open directly onto the terrace and garden, creating a superb indoor–outdoor feel and making the space ideal for family gatherings and entertaining. The property also benefits from solar panels with a battery, generating electricity for the grid and more than halving the current owners' energy bills.

The main living room is a beautifully proportioned space with garden views, patio access and an elegant stone fireplace housing a modern wood-burning stove. It is a room that feels warm and inviting throughout the year. Two further reception rooms provide valuable flexibility, one currently arranged as a study, the other perfectly suited to a snug, TV room or children's playroom. A well-equipped utility room links conveniently to the kitchen and gives access outside, while a cloakroom serves guests. Internal access to the integrated double garage adds further practicality and storage options.

Upstairs, the first floor offers five comfortable double bedrooms and four immaculately finished bathrooms. The principal suite is particularly impressive, featuring a dressing area, a luxurious en-suite with large walk-in shower, overlooking the garden, capturing morning light. Two further bedrooms benefit from their own en-suite facilities, with bedroom three having a balcony which enjoys a peaceful outlook over the front of the development. The remaining bedrooms are served by a stylish family bathroom with contemporary tiling, recessed shelving and a generous mirrored wall that enhances light and space. There is a generous loft space ideal for additional storage.

The rear garden has been attractively landscaped to provide a broad, level lawn bordered by mature planting and hedging, offering both privacy and a delightful westerly aspect that enjoys afternoon and evening sun. A generous terrace spans the width of the house, accessed directly from both the kitchen/family room and the living room, making it ideal for outdoor dining and relaxation. The front of the property is equally well-kept, with driveway parking in addition to the double garage.



CONTACT: CHARITY HOLDEN
217 HIGH STREET, GUILDFORD, SURREY, GU1 3BJ

01483 576833
CHARITY@SEYMOURS-GUILDFORD.CO.UK

















ACCOMMODATION & SPECIFICATION

Five-bedroom detached house *Driveway parking* *Double garage* *Private Road* *Beautifully finished*
Landscaped garden *Sought-after location* * Immediate access to Merrow Downs via a private gate*
Solar panels, excellent eco credentials
EPC Rating B *Council tax band H*




Periodic Table









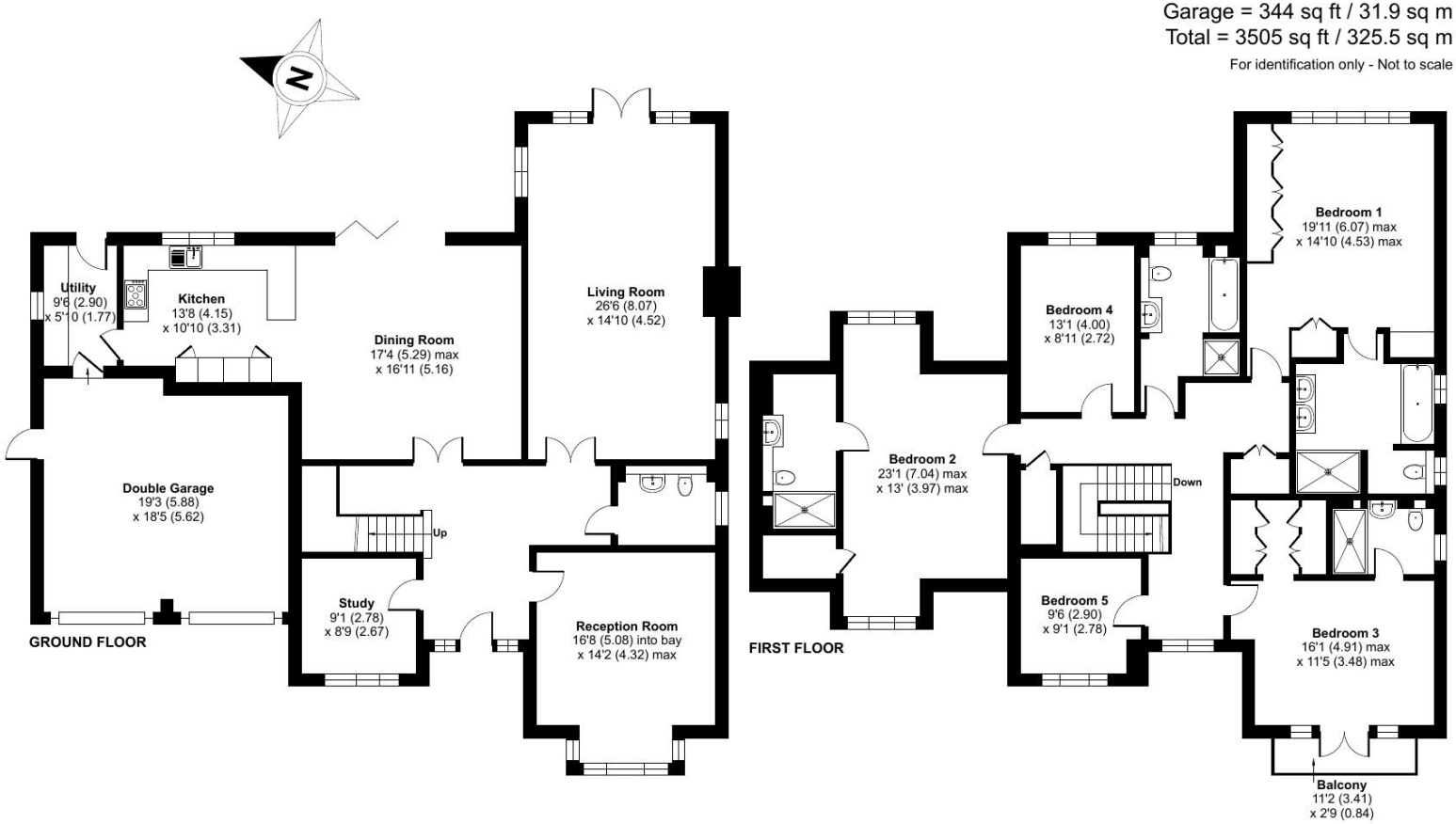
LOCATION

Downs Drive sits in an enviable position with immediate access to Merrow Downs via a private gate, giving miles of woodland and open countryside right on the doorstep. Merrow village is nearby and offers a useful range of everyday amenities including an M&S, chemist, and post office, while Guildford town centre, with its historic High Street, theatre, restaurants and extensive shopping, lies only two miles away. The area is renowned for its excellent schooling, with Boxgrove, St Thomas of Canterbury, Bushy Hill, George Abbot, St Peter's and top independent schools all within easy reach. Transport links are equally strong, with fast services to London Waterloo from the town's stations and easy road access to the A3 and M25, as well as Heathrow and Gatwick airports.

The result is a beautifully presented family home in a peaceful, privileged setting, offering stylish accommodation, generous proportions and effortless access to both countryside and town.

Downs Drive, Guildford, Surrey, GU1

Approximate Area = 3161 sq ft / 293.6 sq m
Garage = 344 sq ft / 31.9 sq m
Total = 3505 sq ft / 325.5 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 2025. Produced for Seymours Estate Agents. REF: 1382951

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217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833
charity@seymours-guildford.co.uk
www.seymours-estates.co.uk

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