



PERRY HILL

WORPLESDON • GUILDFORD

TOWER VIEW

PERRY HILL, WORPLESDON, GUILDFORD, SURREY, GU3 3RE

Set within a peaceful and leafy setting, this impressive four bedroom new build home, by Ashfronts Bespoke Homes, presents an exceptional blend of traditional character and contemporary design, with a striking brick and timber façade that immediately sets the tone. Approached via a generous gravel driveway providing ample parking, the property enjoys a sense of privacy and space, complemented by mature trees and well-kept landscaped grounds that wrap around the house.

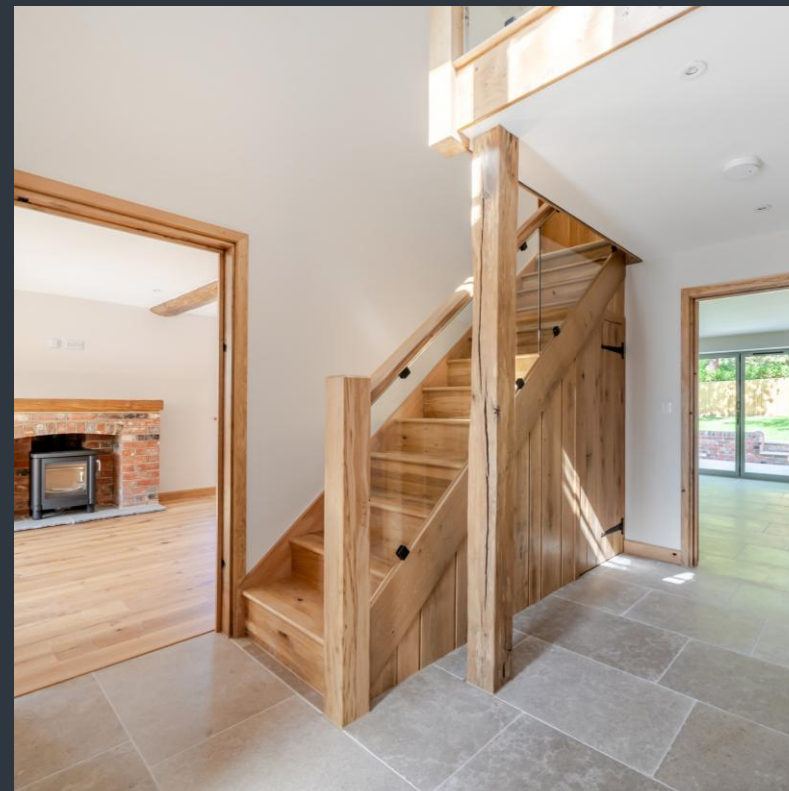
Inside, the finish is both refined and inviting, with a consistent palette of natural materials running throughout. Oak flooring, bespoke joinery and exposed timber beams bring warmth and texture, while the abundance of natural light enhances the feeling of openness. The main living areas are thoughtfully arranged to balance everyday family life with entertaining, including a spacious sitting room centred around a characterful brick fireplace with a log-burning stove, creating a cosy focal point.

To the rear, a superb open-plan kitchen, dining and family space spans the width of the house, designed to connect seamlessly with the garden through wide glazed doors. This area offers excellent versatility, with plenty of room for both relaxed seating and dining, all set against a backdrop of clean, modern finishes and generous proportions. A separate utility room provides additional practicality, keeping the main living space uncluttered.

Upstairs, the accommodation continues to impress with well-proportioned bedrooms arranged around a bright landing. The principal bedroom enjoys a sense of luxury and privacy, enhanced by stylish detailing and access to a beautifully appointed en-suite. The additional bedrooms are equally well presented, many featuring characterful sloping ceilings and exposed beams, along with built-in storage. The bathrooms are finished to a high standard, incorporating sleek fittings, walk-in showers and elegant tiling, with one featuring a freestanding bath positioned to make the most of the natural light.

Outside, the rear garden is a particular highlight, offering a generous expanse of lawn bordered by mature planting and enclosed by attractive fencing. A paved terrace provides an ideal spot for outdoor dining and entertaining, with a raised brick detail adding definition and charm. The garden enjoys a high degree of privacy and a tranquil atmosphere, making it a perfect extension of the living space.

Overall, this is a thoughtfully designed and beautifully finished home that combines modern comfort with timeless character, set within an attractive and well-established setting.



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ACCOMMODATION & SPECIFICATION

***New Build* *Detached* *Four bedrooms* *Three bathrooms* *Landscaped garden*
Ample driveway parking *Finished to a high standard* *Well-regarded schools nearby*
Excellent transport links *Within easy reach of Guildford town centre*
What3Words; water.small.post**





LOCATION

Situated in the desirable Perry Hill area, the property enjoys a semi-rural feel while remaining conveniently close to everyday amenities. The nearby village of Worplesdon offers a selection of local shops, cafes and services, while more extensive shopping, dining and leisure facilities can be found in Guildford town centre, approximately 3 miles away.

The area is particularly well regarded for its choice of schools, both state and independent, including Worplesdon Primary School, Guildford County School, and George Abbot School, with a number of highly regarded private schools also within easy reach.

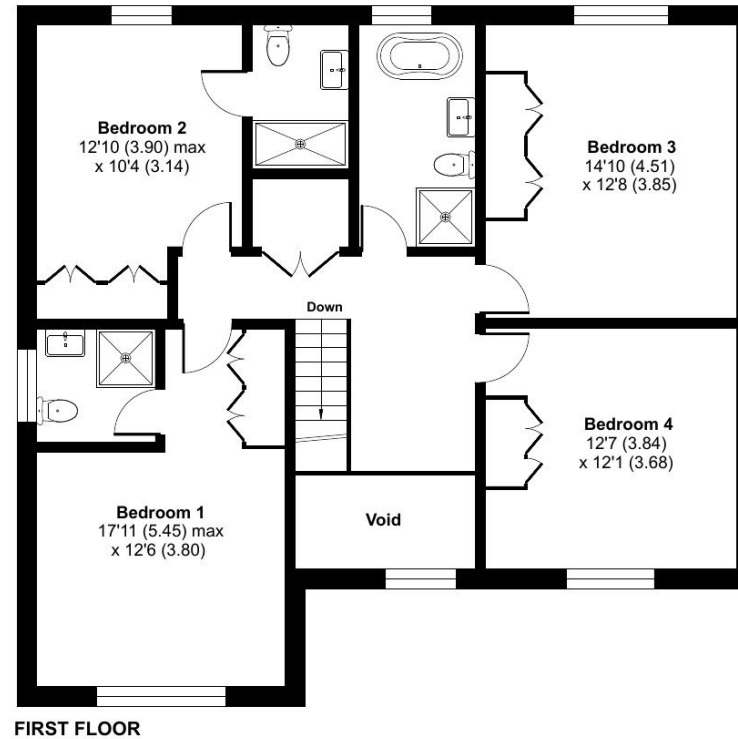
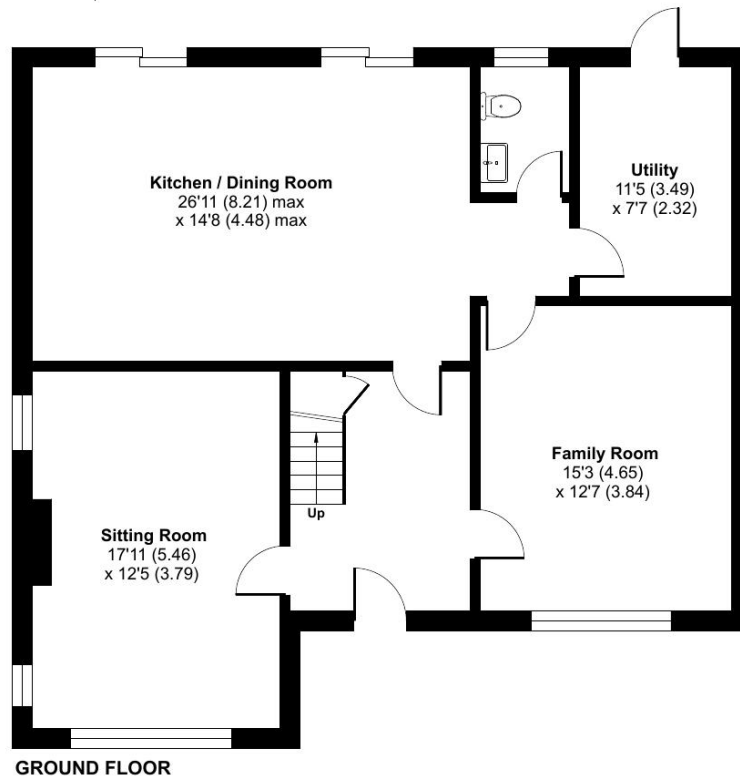
For commuters, transport links are excellent, with Worplesdon and Guildford stations providing regular rail services to London Waterloo. The A3 is easily accessible, offering direct routes to London, the M25 and the south coast, making this an ideal location for those seeking a balance between countryside living and connectivity.



Perry Hill, Worplesdon, Guildford, GU3

Approximate Area = 2004 sq ft / 186.1 sq m (excludes void)

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: 1447523





Seymours

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