

RODNEY WAY

BOXGROVE PARK • GUILDFORD

10 RODNEY WAY, GUILDFORD, SURREY, GU1 2NY

Situated in the highly sought-after Boxgrove area, this attractive detached family home offers spacious and versatile accommodation, beautifully presented throughout and complemented by generous driveway parking and a mature rear garden.

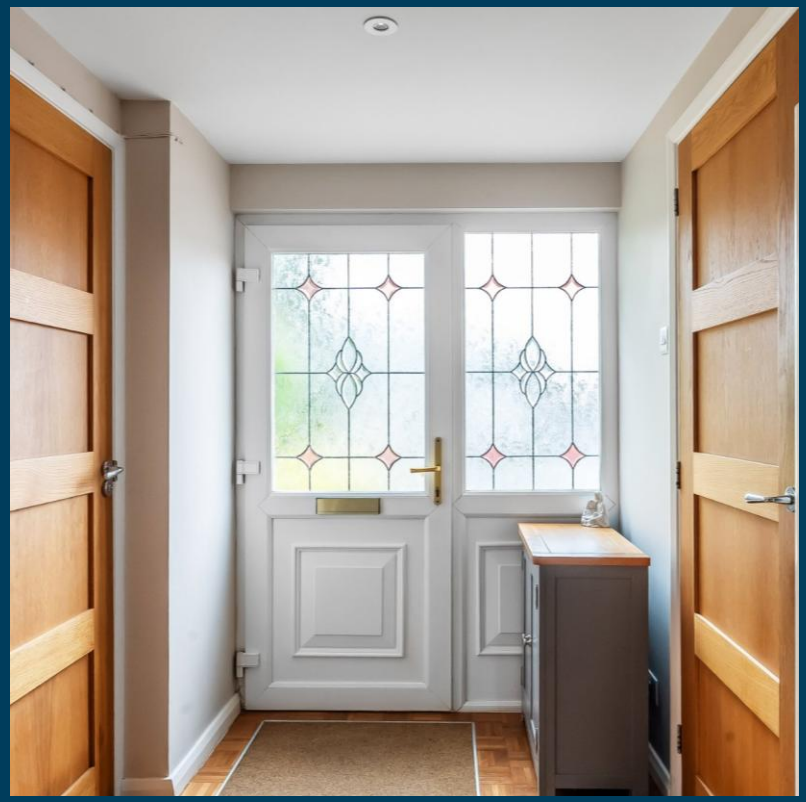
The property welcomes you with a bright entrance hall leading to a large sitting room, a superb space for both relaxing and entertaining. Filled with natural light from the rear-facing French doors, the room enjoys pleasant views over the garden and provides a comfortable setting for family life.

To the rear of the property, the impressive kitchen and dining room forms the heart of the home. Fitted with a comprehensive range of modern units and integrated appliances, the kitchen flows seamlessly into the dining area, creating an ideal environment for everyday living and social gatherings. French doors open directly onto the patio, allowing easy access to the garden and enhancing the sense of indoor-outdoor living. A separate utility room provides additional storage and practicality, while a convenient ground floor cloakroom completes the accommodation on this level.

Upstairs, the first floor offers four well-proportioned bedrooms, all enjoying plenty of natural light. The principal bedroom provides a peaceful retreat, while the remaining bedrooms offer flexibility for family members, guests, or home working. The family bathroom has been stylishly updated with contemporary fittings, and an additional shower room adds further convenience for busy households.

Outside, the property benefits from a block-paved driveway providing ample off-road parking. To the rear, the established garden is a particular feature, offering a good degree of privacy and a variety of mature shrubs, planting and lawned areas. A covered pergola and patio create an inviting space for outdoor dining and entertaining throughout the warmer months.

Combining generous living space, modern conveniences and an enviable location in Boxgrove, this detached home presents an excellent opportunity for families seeking a well-balanced property within one of the area's most desirable residential settings.



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LOCATION

The property is located in the popular Boxgrove area, approximately 1.5 miles from Guildford Town Centre. Local shops catering for daily needs can be found within easy walking distance, together with regular bus services to and from Guildford. The property is particularly well-placed for excellent local schools including, St. Thomas's Catholic Primary School, Boxgrove Primary School, St. Peter's Catholic School and George Abbot Secondary School. There are several well-regarded independent schools within easy reach, including The Royal Grammer School and Tormead School. The Spectrum Leisure Complex is approx ½ mile and London Road Station is within 1 mile.









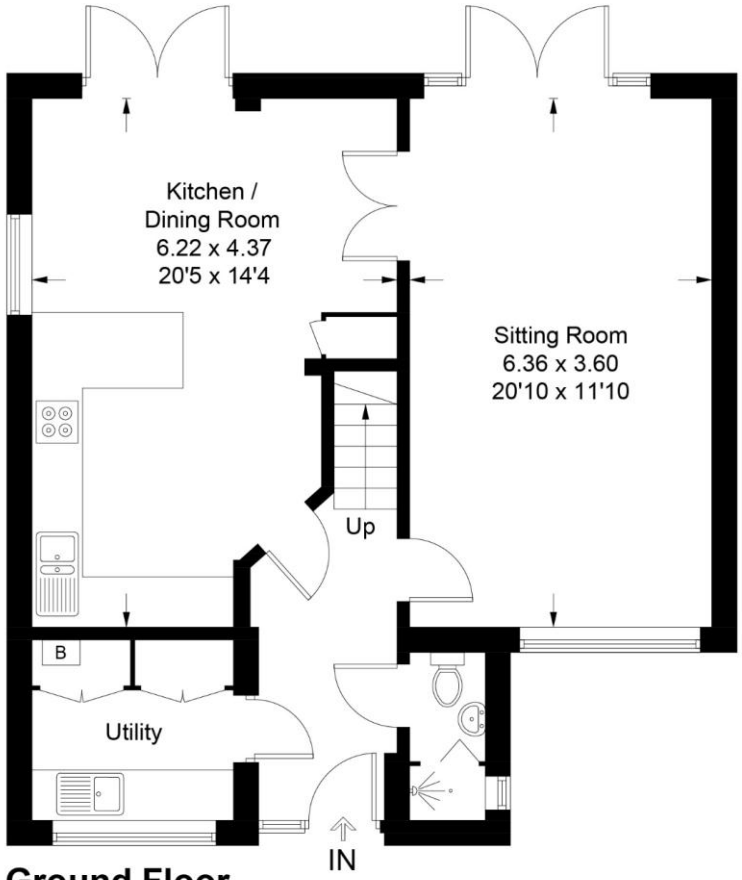




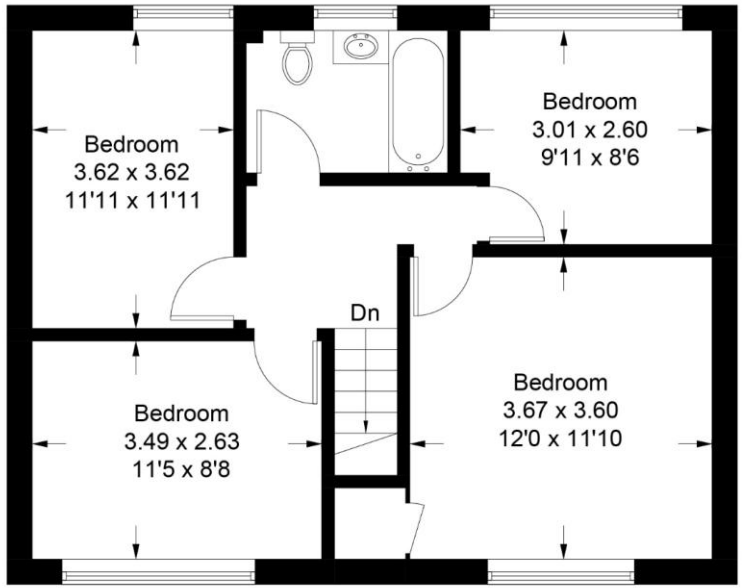
ACCOMMODATION & SPECIFICATION

- Freehold
- Detached
- Open plan kitchen/dining room
- Downstairs shower room
- Utility room
- Spacious sitting room
- Well-appointed bedrooms
- Modern family bathroom
- Enclosed rear garden
- Driveway parking
- EV charging
- Ultrafast broadband available
- Sought-after location
- Council tax band F
- EPC Rating D

Approximate Gross Internal Area = 115.2 sq m / 1240 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1310623)

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