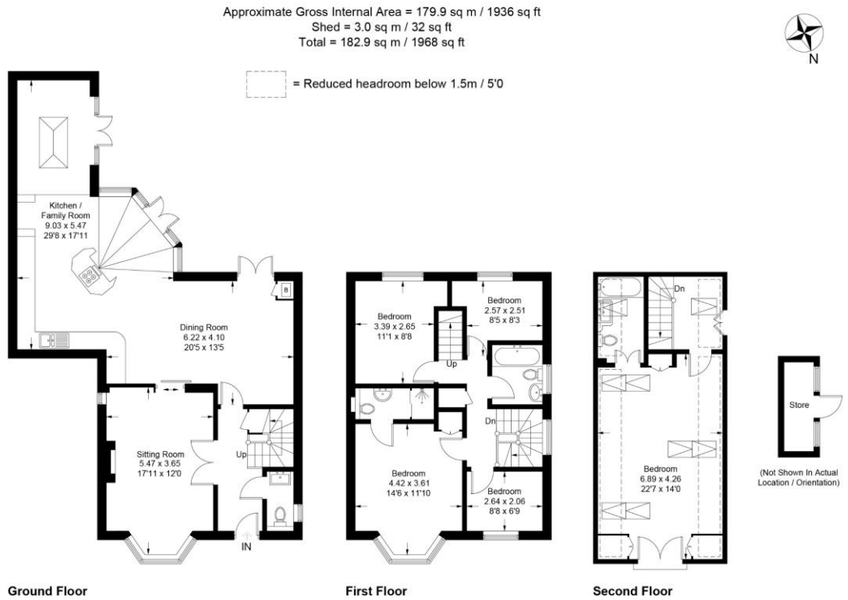
Floorplan



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. (ID1337433)

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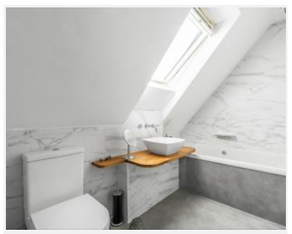




Seymours











5 Kirkefields
Guildford, Surrey, GU2 9GT

£799,950 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

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Arrange a viewing: 01483 576833

Property details

- 5 bedrooms
- 3 baths
- EPC Rating C
- 1968 sq. ft
- Guildford 1.5 miles
- Detached five bedroom home
- Off-street parking with EV charger
- Set in a small residential close
- Landscaped garden
- Impressive kitchen/dining/family room
- Accommodation set over three floors
- Highly-regarded schools nearby
- Excellent transport links

Set in a small residential close in Stoughton, this detached five bedroom home combines a spacious layout with a striking open-plan kitchen, dining and family room. A separate sitting room, three bathrooms, a garage and a landscaped rear garden add to its flexibility.

The entrance hall leads to a sitting room with a bay window and contemporary feature fireplace. A ground-floor cloakroom sits off the hall, while double doors connect the sitting room to the dining area beyond.

Across the rear of the house, the kitchen, dining and family room provides an impressive space for everyday living and entertaining. The kitchen has sleek units, integrated appliances and a central island. Rooflights and a glazed garden-facing extension bring in plenty of natural light, with doors opening onto the patio.

The first floor has four bedrooms, one currently arranged as a study. The largest bedroom on this floor benefits from an en-suite shower room, while a separate family bathroom serves the remaining rooms.

The second floor is devoted to a spacious principal bedroom suite, with fitted wardrobes, rooflights and glazed doors with a Juliet balcony. An en-suite bathroom and a seating area on the landing complete this floor.

Outside, the enclosed rear garden has paved seating areas, artificial lawn and a raised deck beside a garden store. The driveway provides off-street parking and has an EV charging point, and established hedging gives the front of the property a pleasant degree of privacy.

Kirkefields is a small residential close in Stoughton, on the northern side of Guildford, approximately two miles from the High Street. Local shops, Stoughton Infant School and Northmead Junior School are nearby, while Stoughton Recreation Ground offers play areas and sports facilities. Bus services connect Stoughton with Guildford town centre, where the High Street has a wide choice of shops, cafés and restaurants. Guildford mainline station provides services to London Waterloo, and the A3 is accessible for journeys towards London and the south coast.

Transport Links
Guildford 1.5 miles
London Road (Guildford) 1.6 miles

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

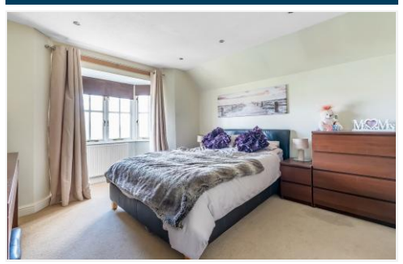


Spacious throughout





Sought-after location



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