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IRWIN ROAD

GUILDFORD • SURREY

IRWIN ROAD, GUILDFORD, SURREY, GU2 7PW

Coming to the market for the first time in over 60 years, with vacant possession and no onward chain, this attractive five bedroom detached home benefits from a generous driveway, an integral garage and beautifully established rear gardens. Its distinctive tile-hung elevations above white painted brickwork create an appealing frontage, while the spacious accommodation provides a versatile layout for family living. The property offers an excellent opportunity to update and personalise the interiors within this desirable Guildford setting.

The entrance hall provides a welcoming introduction, with a turning staircase, decorative archways and useful storage. The spacious sitting room extends from the front to the rear of the house, with a feature fireplace providing a focal point and windows to the front and side bringing in natural light. Sliding glazed doors open onto the rear terrace, connecting the room with the garden and providing an attractive outlook over the established planting. A separate dining room features a curved bay window overlooking the frontage, and a ground floor cloakroom is accessed from the hall.

Overlooking the rear garden, the kitchen/breakfast room offers an extensive range of timber cabinetry, display shelving and generous work surfaces, together with a fitted oven and hob. There is space for a breakfast table beside the window, making this a pleasant setting for everyday dining, while a door provides direct access outside. An adjoining utility room offers additional storage and a separate sink.

Upstairs, five spacious bedrooms are arranged around the landing, providing flexibility for family accommodation, guests or working from home. The principal bedroom enjoys views over the rear garden and benefits from extensive fitted furniture, including wardrobes, overhead cupboards and a dressing table, together with an en-suite shower room.

Several of the remaining bedrooms also have built-in storage, and the accommodation is served by a family bathroom with a corner bath and an additional separate WC.



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ACCOMMODATION & SPECIFICATION

- *Five bedroom detached family home
- *No onward chain
- *Ample off-street parking
- *Spacious sitting room and separate dining room
- *Kitchen/breakfast room with adjoining utility room
- *Principal bedroom with fitted storage and en-suite shower room
- *Mature rear garden with pond and timber footbridge
- *Sought-after Village location, with highly-regarded schools nearby





OUTSIDE & LOCATION

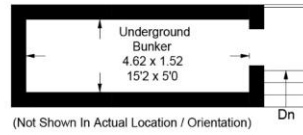
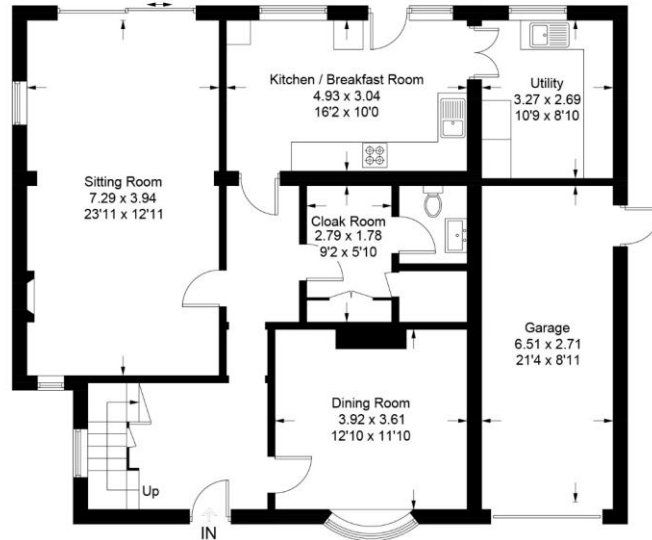
The property enjoys an elevated position with a spectacular view of Guildford Cathedral. The rear garden is a particularly distinctive feature, with a broad paved terrace providing space for outdoor dining immediately behind the house. Steps lead to a generous lawn framed by established borders, mature trees and a varied collection of shrubs. Beyond, a pond crossed by a timber footbridge, planted beds and trellis screens create further areas to explore, while a separate paved seating area offers another place to enjoy the surroundings. The depth and maturity of the planting give the garden an appealing sense of seclusion.

To the front, a brick paved driveway provides ample off-street parking and leads to the integral garage, with landscaped planting and a decorative gravelled area alongside. A path along the outside of the house provides access to a side door into the garage. Garden sheds provide useful storage, while a WWII underground Anderson shelter adds an unusual feature to the grounds. With its generous accommodation, mature gardens and convenient Onslow Village location, this is a home with considerable potential for its next owners.

Irwin Road is an established residential road within sought-after Onslow Village, combining a village community with convenient access to Guildford's town centre and mainline station. Local shops, the recreation ground and Onslow Arboretum complement the area's highly-regarded schools, while the University of Surrey, Royal Surrey County Hospital and Surrey Research Park are within easy reach. Guildford's historic cobbled High Street offers a varied selection of shops, restaurants and cafés, with riverside walks, the Yvonne Arnaud Theatre and G Live adding to the town's appeal. Mainline services connect to London Waterloo in approximately 35–40 minutes, and the nearby A3 provides connections to the M25 and wider motorway network.



Approximate Gross Internal Area = 216.1 sq m / 2326 sq ft
 Garage = 18.1 sq m / 195 sq ft
 Outbuilding = 6.9 sq m / 74 sq ft
 Total = 241.1 sq m / 2595 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. (ID1341658)
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Seymours

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