



WROTH PLACE

GUILDFORD • SURREY

5 WROTH PLACE, GUILDFORD, SURREY, GU4 7FT

Built in 2015 and presented in excellent condition, this attractive modern family home combines traditional architectural detailing with contemporary interiors. The handsome red-brick façade features attractive white stone-style surrounds, dormer windows and a pitched tiled roof, while the integral double garage provides excellent practical storage and parking. The property occupies a pleasant position within an established residential development and benefits from a private rear garden.

The ground floor offers a welcoming entrance hall leading to a bright and generously proportioned sitting/dining room. The reception space is particularly appealing, with large, glazed doors opening onto the rear garden, creating a strong connection between the house and outdoor space. The neutral décor provides a versatile backdrop, complemented by traditional furnishings and attractive garden views.

The fitted kitchen is bright, modern and exceptionally well maintained, with a comprehensive range of white cabinetry, contrasting work surfaces and integrated appliances. There is ample storage and preparation space, while the layout provides a practical and sociable environment for everyday family life.

The accommodation is arranged over three floors and provides four bedrooms, offering considerable flexibility for families, guests or home working. The bedrooms are all presented in excellent decorative order, with the principal bedroom enjoying a particularly generous feel and the upper-floor bedroom benefiting from attractive roofline features and excellent natural light. Neutral carpeting, crisp walls and large windows create bright and comfortable spaces throughout.

The property is served by several well-appointed bathrooms and cloakrooms, finished with contemporary sanitaryware, tiled walls and quality fittings. The bathrooms are clean, stylish and maintained to a high standard, with both bath and shower facilities available.

Outside, the rear garden provides a private and established setting, with a paved terrace adjoining the house and a lawn surrounded by mature planting, shrubs and trees. A substantial timber shed provides useful additional storage. The garden offers a pleasant space for outdoor dining, relaxation and family use, while the front of the property is complemented by a neat, landscaped approach and driveway leading to the integral double garage.

Overall, this is a beautifully maintained and thoughtfully presented modern home, offering spacious and versatile accommodation across three floors, attractive indoor and outdoor living spaces, excellent storage and parking, and the considerable benefit of having been built in 2015 while retaining a fresh, contemporary feel.



CONTACT: CHRIS LUDLOW
5 KINGSPOT PARADE, BURPHAM, SURREY, GU1 1YP

01483 300667
SALES@SEYMOURS-BURPHAM.CO.UK





LOCATION

The property is situated in the heart of the village centre. Burpham has an excellent parade of shops catering for most day-to-day needs, as well as a public house, two churches, Sainsbury's and Aldi supermarkets and an excellent sports and recreation ground. The house is situated within walking distance of both George Abbott School and the highly regarded Burpham Primary School. Regular bus services connect with the larger town of Guildford where there is a more comprehensive range of shopping, recreational and leisure facilities. The A3 can be accessed within quarter of a mile, providing fast motorway style driving to both the centre of London, and via the M25 to Heathrow and Gatwick Airports.





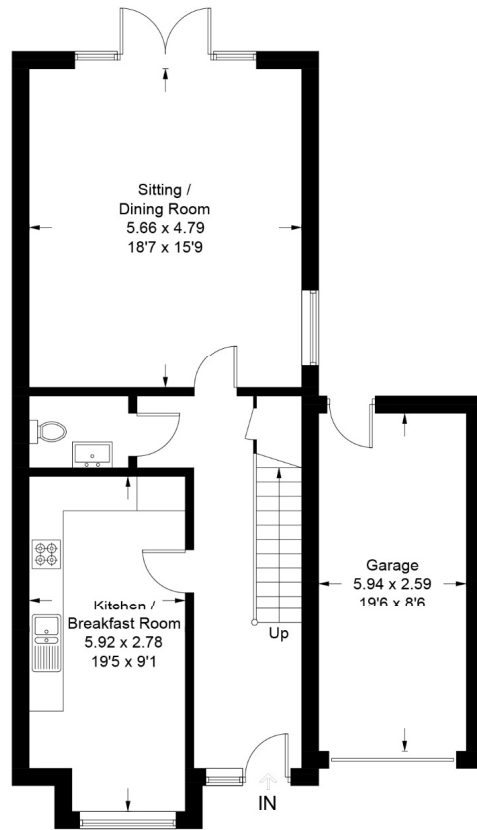
ACCOMMODATION & SPECIFICATION

- Freehold
- Semi-detached
- Built in 2015
- Modern décor throughout
- Three storeys
- Downstairs cloakroom
- Enclosed rear garden
- 4 bedrooms
- 3 bathrooms
- Garage
- Driveway parking
- Solar panels
- Ultrafast broadband available
- EPC Rating B
- Council tax band F
- Service charge £530 pa

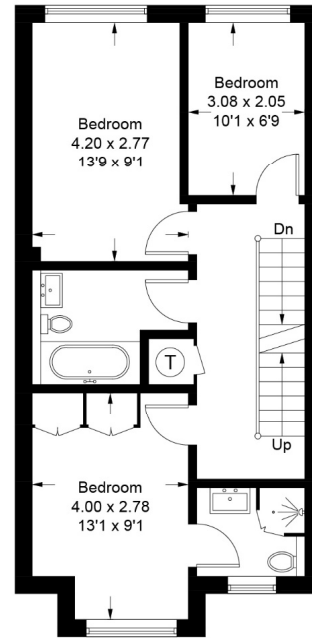


 = Reduced headroom below 1.5m / 5'0"

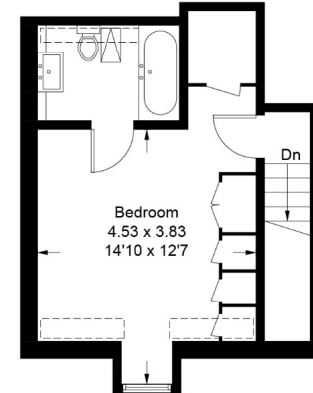
Approximate Gross Internal Area = 136.1 sq m / 1465 sq ft
 Garage = 15.6 sq m / 168 sq ft
 Total = 151.7 sq m / 1633 sq ft



Ground Floor



First Floor



Second 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. (ID1327345)

www.bagshawandhardy.com © 2026



5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667
sales@seymours-burpham.co.uk
www.seymours-estates.co.uk

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements or details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.