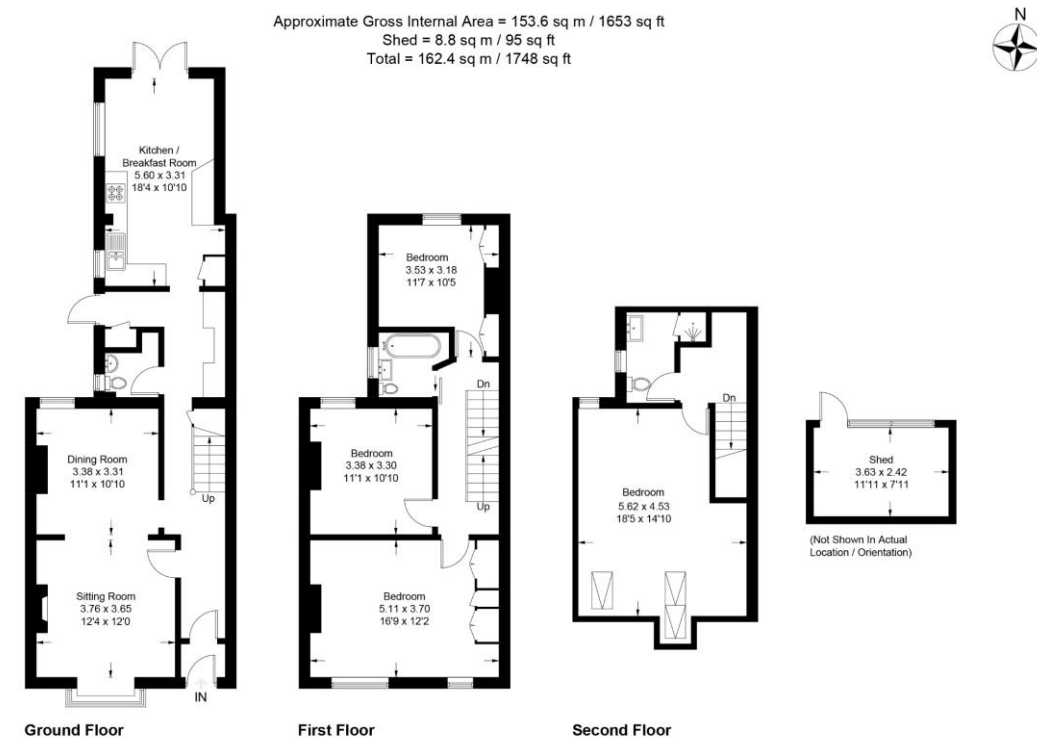




This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1332561)
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71 Stocton Road
Guildford, Surrey, GU1 1HD
£700,000 Guide Price

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

Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 2 baths
- EPC Rating C
- 1748 sq. ft
- London Road (Guildford) 0.5 miles

- Semi-detached
- Substantial family home
- Accommodation set over three floors
- Two reception rooms
- Private rear garden
- Highly-regarded schools nearby
- Excellent transport links
- Within easy reach of Guildford town centre

71 Stocton Road is a substantial and well-proportioned family home, occupying an appealing position overlooking the park and offering versatile accommodation arranged over three floors. Extending to approximately 1,653 sq ft, with the addition of a useful garden store, the property has an excellent underlying layout and offers scope for a new owner to update and personalise the interiors.

The ground floor provides two separate reception rooms, comprising a sitting room to the front with a character fireplace and wood-burning stove, and a dining room beyond. To the rear, the generous kitchen/breakfast room provides ample space for everyday dining and opens directly onto the garden through French doors. A cloakroom completes the ground-floor accommodation.

Three bedrooms and the family bathroom are arranged across the first floor. Stairs continue to the converted loft, where a large fourth bedroom offers excellent flexibility as a principal bedroom, guest room or home office, alongside a shower room and useful eaves storage.

Outside, the rear garden offers a good degree of space and established planting, with paved areas for outdoor seating and scope for further landscaping. A large shed provides excellent storage, while its position may also offer potential for the installation of a purpose-built garden office, as several neighbouring properties have done, subject to any necessary consents. To the front, the park opposite includes a children’s playground and gives the property a pleasantly open outlook.

Stocton Road is a cul-de-sac with no through traffic and is known for its strong neighbourhood community. Residents have the opportunity to join the street’s WhatsApp and active neighbourhood watch groups, with community activities including surplus seed and vegetable sharing, an annual picnic in the park and a Christmas gathering.

Residents’ permit parking is available directly outside the house, while the opposite side of the road offers up to two hours of free parking. Public electric-vehicle charging points are also conveniently positioned opposite the property.

Three local pubs are within a short walk, while Marks & Spencer Foodhall, Lidl, B&Q and Waitrose are also nearby. Guildford Lido and Stoke Park are positioned at the top of the road, with Spectrum Leisure Centre approximately a 15-minute walk away. Guildford town centre provides an extensive range of shops, restaurants and leisure facilities, together with a mainline station offering regular services to London Waterloo.

Transport Links

London Road (Guildford) 0.5 miles
Guildford 0.7 miles

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

Viewings by appointment only
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Spacious accommodation



Desirable location

