



GATEWAYS

GUILDFORD • SURREY

30 GATEWAYS, GUILDFORD, SURREY, GU1 2LF

Set within the highly regarded Gateways, a peaceful residential cul-de-sac on the eastern side of Guildford, this substantial detached family home offers an impressive amount of space, a wonderfully practical layout and a generous garden, all within easy reach of the town centre and some of Guildford's most sought-after schools. The position combines the quiet, established feel of a mature residential setting with excellent access to everyday amenities, making it particularly well suited to family life.

The property has been owned by the same family since 2014 and, shortly after moving in, the owners embarked upon a comprehensive programme of improvement. Works included rewiring and replumbing the house, updating the heating system, fitting a new kitchen and bathrooms and installing a roller garage door, alongside numerous other improvements. While the interiors are now more traditional than contemporary in style, the house has clearly been extremely well cared for and remains in excellent condition, providing a very comfortable home that a new owner could enjoy immediately while updating cosmetically over time if desired.

The accommodation extends to approximately 2,558 sq ft internally. The ground floor is particularly versatile. An entrance hall leads through to a generous sitting room overlooking the rear garden, while a separate library provides an ideal study, home office or additional reception room. The dining room sits alongside the kitchen and offers plenty of space for family dining and entertaining, while the kitchen itself is well fitted with an extensive range of cabinetry and integrated appliances.

One of the real strengths of the house is the amount of additional living and practical space. The sitting room opens into a bright conservatory with doors onto the garden, creating an enjoyable connection between the house and outside. There is also a substantial utility room, downstairs cloakroom and an integral garage, providing the sort of storage and day-to-day functionality that is particularly valuable in a family home.

Upstairs, the accommodation is arranged around a central landing and provides five bedrooms. The principal bedroom is particularly impressive, occupying a substantial part of the first floor and benefiting from its own en suite bathroom. The remaining bedrooms provide excellent flexibility for children, guests or home working, complemented by further bathroom facilities. The proportions throughout are generous and, combined with the multiple reception areas downstairs, make this a house capable of adapting easily as family requirements change.



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ACCOMMODATION & SPECIFICATION

***Substantial detached house* *Driveway parking* *Garage* *Desirable location*
Excellent transport links *Highly regarded schools nearby* *Landscaped garden***





OUTSIDE & LOCATION

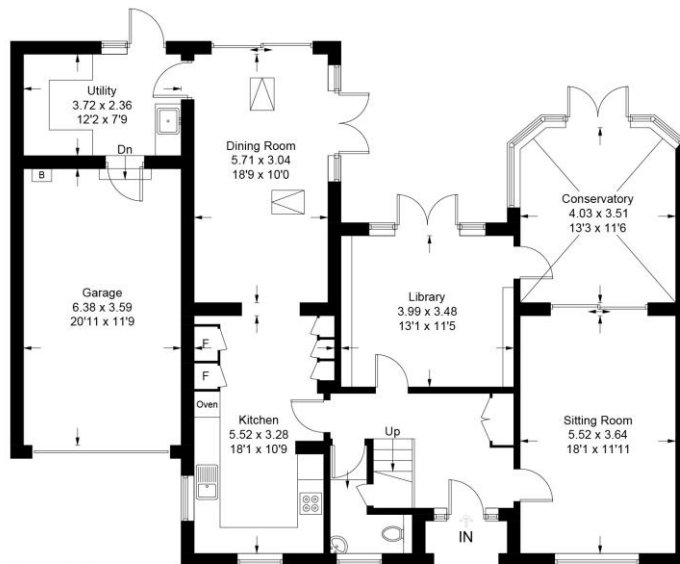
Outside, the property is approached across an exceptionally generous block-paved driveway, providing extensive off-street parking in addition to the integral garage. Mature planting and established trees give the frontage an attractive sense of privacy. To the rear is a substantial, predominantly level garden with a broad lawn, mature trees, shrubs and established borders creating an attractive and private backdrop. A terrace immediately behind the house provides space for outdoor seating and entertaining, while a separate garden room sits towards the end of the plot. This is a particularly useful addition and could work equally well as a home office, studio, gym or quiet retreat away from the main house.

Gateways is especially well positioned for families, with a notable selection of both state and independent schools nearby. These include Tormead, Guildford High School, the Royal Grammar School, George Abbot, St Peter's Catholic School, Boxgrove Primary, St Thomas of Canterbury and Holy Trinity, with further highly regarded schools including Guildford County School within the wider town.

Guildford itself offers an excellent range of shopping, restaurants, cafés and recreational facilities, together with G Live, the Yvonne Arnaud Theatre, Guildford Spectrum and Surrey Sports Park. London Road station is convenient for local rail services, while Guildford's mainline station provides frequent services towards London Waterloo. The surrounding countryside, including Merrow Downs and the Surrey Hills, is also readily accessible, giving the property an appealing balance between town and country living.



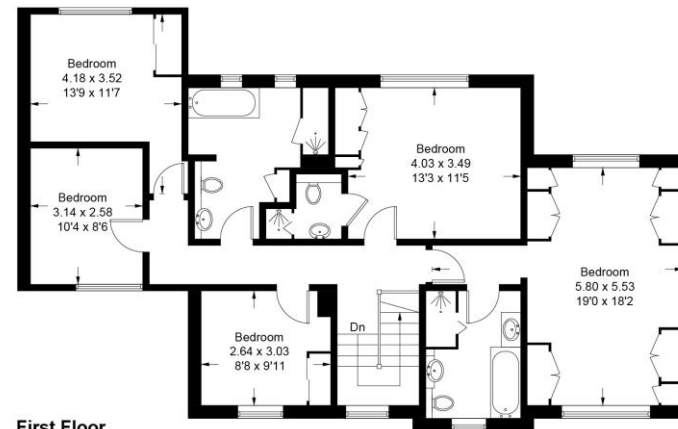
Approximate Gross Internal Area = 237.7 sq m / 2558 sq ft
 Garden Room = 14.4 sq m / 155 sq ft
 Total = 252.1 sq m / 2713 sq ft
 (Including Garage)



Ground Floor



(Not Shown In Actual Location / Orientation)



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. (ID1332990)

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Seymours

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