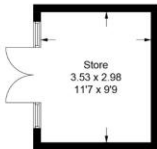


Floorplan

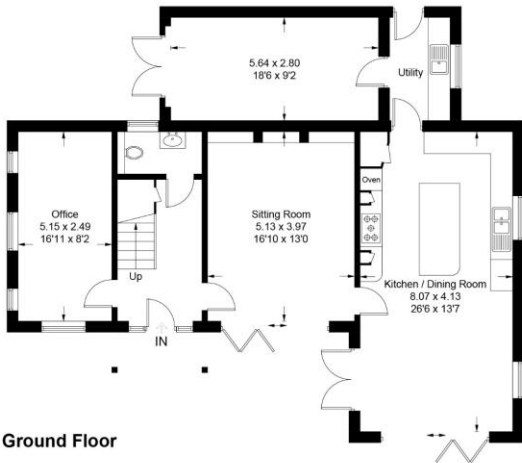
Approximate Gross Internal Area = 207.1 sq m / 2229 sq ft
Store = 10.6 sq m / 114 sq ft
Total = 217.7 sq m / 2343 sq ft
(Including Eaves)



[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"



(Not Shown In Actual Location / Orientation)



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. (ID1333309)
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20B, Trodds Lane
Guildford, Surrey, GU1 2XR
£1,250,000 Guide Price

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

Arrange a viewing: 01483 300667

Property details

- 4 bedrooms
- 3 baths
- EPC Rating B
- 1258 sq. ft
- London Road (Guildford)
- Detached house
- Off-street parking & garage
- Landscaped garden
- Bright and spacious accommodation
- Sought-after location
- Highly-regarded schools nearby
- Excellent transport links
- Within easy reach of Guildford town centre

Newlands is an individually designed four-bedroom home occupying a peaceful position on Trodds Lane, one of Guildford’s most appealing semi-rural settings. Designed by the current owners with an emphasis on light, flexibility and energy efficiency, the property extends to approximately 2,229 sq ft, with an attached garage and additional detached store, and offers an excellent balance of generous family accommodation and ease of maintenance.

The sense of space is immediately apparent, with the ground floor combining sociable open-plan living with separate rooms for privacy. At its heart is an impressive kitchen/dining room extending across the rear, with ample space for a large dining table. Extensive glazing and triple-glazed bifold doors bring in abundant natural light, improve sound insulation and minimise heat loss, while opening the room directly onto the garden.

Alongside the kitchen is a useful utility room, while the adjoining sitting room provides a more intimate reception space with its own garden access. To the front is a substantial office, ideally suited to regular home working but equally usable as a playroom, snug or additional reception room. A cloakroom completes the ground-floor accommodation.

Upstairs, the principal bedroom is particularly well proportioned and benefits from its own bathroom facilities. Three further double bedrooms provide excellent space for family, guests or additional home working, while useful eaves storage adds further practicality.

Energy efficiency was an important consideration in the design, with double-glazed windows, triple-glazed bifold doors and an efficient combi boiler providing heating and hot water on demand. The house was also conceived with future flexibility in mind: the garage area offers potential to be incorporated into the accommodation, while the cloakroom arrangement may lend itself to the creation of a ground-floor shower room, subject to the necessary permissions and building regulations.

The garden has been designed to be both enjoyable and manageable, offering ample space for outdoor dining, barbecues and children to play. During the warmer months, the bifold doors allow it to become a natural extension of the kitchen/dining room, while a separate detached store provides valuable additional storage. Beyond the property, the open countryside of the Downs is virtually on the doorstep, offering extensive opportunities for walking, running and recreation.

Trodds Lane enjoys a tucked-away, semi-rural setting while remaining highly convenient for Guildford. Schooling is a particular strength, with Merrow Junior, George Abbot and St Peter’s Catholic School all within walking distance; the latter was rated Outstanding by Ofsted in 2024. Merrow CofE Infant School is also nearby, while independent options include the Royal Grammar School, RGS Prep, Guildford High School and Tormead. Guildford town centre and mainline station provide extensive shopping, leisure facilities and fast services to London Waterloo. The Surrey Hills and villages south of Guildford are within easy reach, while the A3 offers convenient connections towards London, the M25 and wider motorway network.

Transport Links
London Road (Guildford) 1.7 miles
Clandon 1.7 miles

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

Viewings by appointment only
[01483 300667](tel:01483300667) / sales@seymours-burpham.co.uk



Beautifully-presented
throughout



Desirable location

