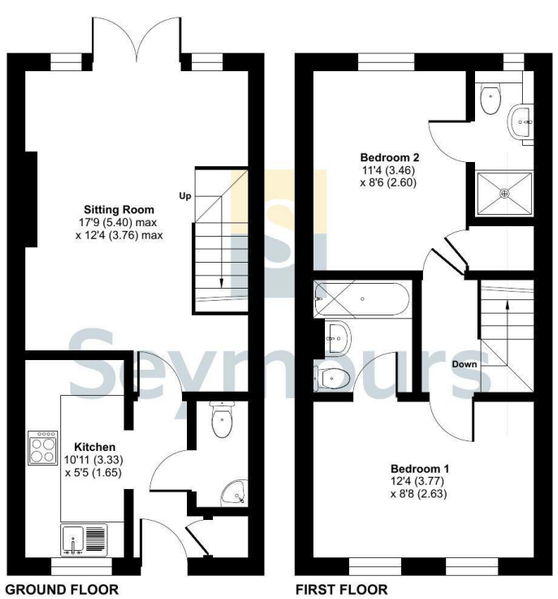
Floorplan

Guildford Road, Normandy, Guildford, GU3

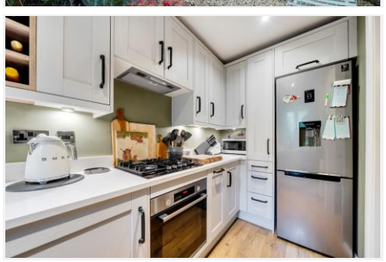
Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1519708







Seymours











5 Old Hall Cottages, Guildford Road Normandy, Guildford, Surrey, GU3 2BP

£400,000 Guide Price

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

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Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 2 baths
- EPC Rating C
- 658 sq. ft
- Wanborough 0.8 miles
- Mid-terrace
- South-easterly landscaped garden
- One allocated parking space
- Beautifully-presented
- Modern
- Ground floor cloakroom
- Two en-suite bedrooms
- Excellent transport links
- Freehold

A beautifully presented two bedroom cottage situated in the popular Surrey village of Normandy, featuring a stylish upgraded kitchen, two en-suite bedrooms, a private south-easterly landscaped garden and one allocated parking space.

The entrance hall provides access to a convenient cloakroom before leading into the stylish upgraded kitchen. This attractive and practical space is fitted with a contemporary range of storage units, complementary work surfaces and integrated appliances, reflecting one of the key improvements made to the property.

To the rear is a bright and welcoming sitting/dining room, providing ample space for both relaxing and entertaining. Double doors open directly onto the garden, creating an attractive connection between the indoor and outside spaces.

Upstairs are two well-proportioned bedrooms. Bedroom one benefits from an en-suite bathroom fitted with a bath, wash hand basin and WC, while bedroom two has its own en-suite shower room.
Outside, the enclosed rear garden enjoys a south-easterly aspect and has been attractively landscaped, with a paved seating area, established planting and space for outdoor dining. One allocated parking space is also provided.

Normandy offers an appealing village lifestyle surrounded by attractive Surrey countryside, with a local shop, primary school, public houses and a strong sense of community. A network of nearby footpaths provides enjoyable walks through woodland, heathland and open countryside, including routes around Normandy Hill and towards Ash Ranges. Regular bus services connect the village with Guildford and Aldershot, while nearby Wanborough and Ash stations offer further transport links, with Ash providing direct services to London Waterloo. Guildford town centre is also within easy reach, together with the A3 and A31 for convenient road connections.

Transport Links
Wanborough 0.8 miles
Ash 1.8 miles

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

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



A beautifully-presented and modern two bedroom house





Landscaped garden



The Property Ombudsman
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