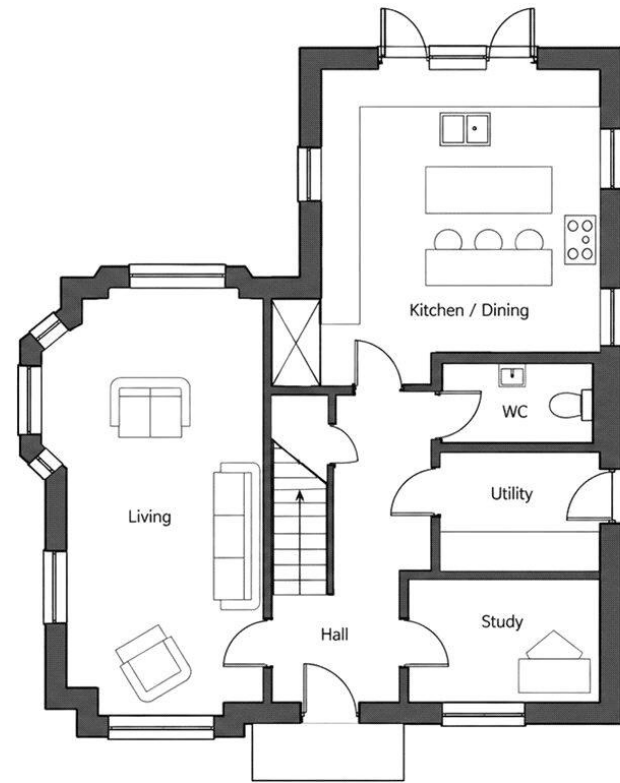
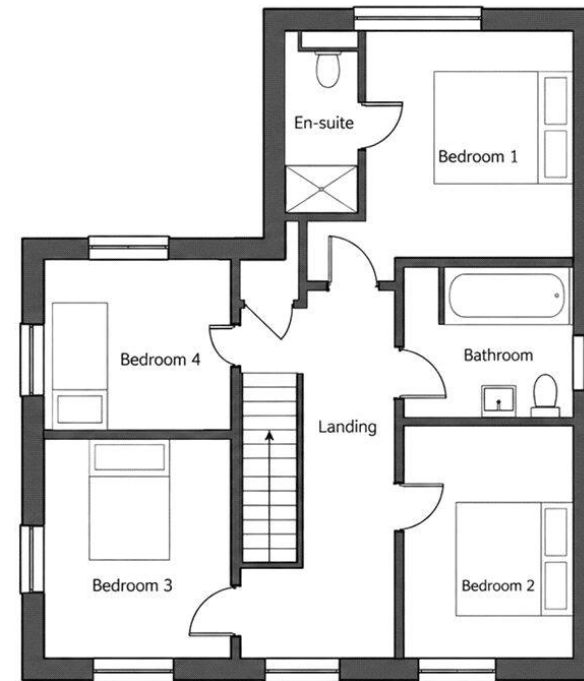


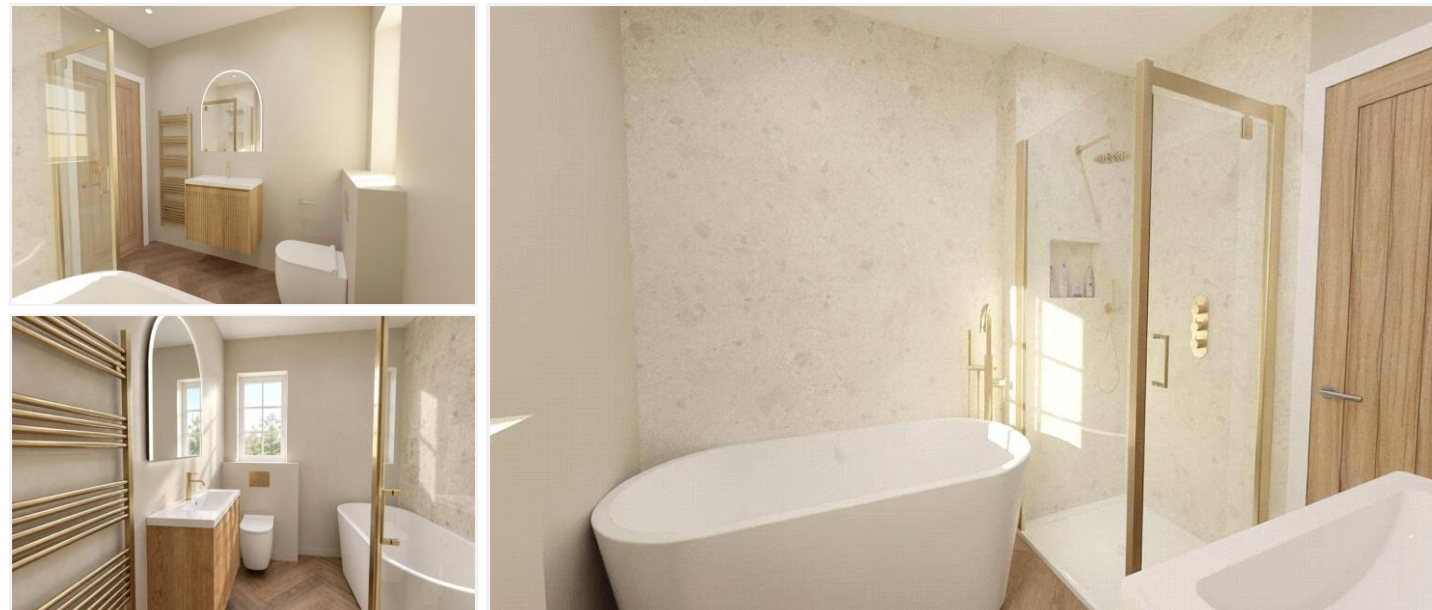
Floorplan



Ground Floor



First Floor



15 Keens Lane
Guildford, Surrey, GU3 3JS
£800,000 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

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Property details

- 4 bedrooms
- 2 baths
- EPC Rating To be confirmed
- Guildford 1.9 miles/Worplesdon 2 miles

- Brand New Detached House
- High Specification Throughout
- 10 Year Structural Warranty
- Energy Efficient
- Open Plan Kitchen-Diner
- Separate Living Room with Bay Window
- Four Bedrooms
- Principal Bedroom with En-Suite
- Freehold
- Council Tax Band: TBC

A beautifully considered brand-new detached home, combining the ease and efficiency of modern living with a layout designed around the way families live. Finished to a high specification throughout, the house offers a wonderful sense of space and light, while its position in Keens Lane places Guildford’s town centre, excellent schools and surrounding countryside all within easy reach.

The kitchen and dining room form the natural heart of the home, with generous proportions creating plenty of room for everyday family life as well as larger gatherings with friends. Contemporary finishes and a clean, modern aesthetic give the space a smart yet welcoming feel, while the adjoining utility room keeps the practicalities of daily life neatly out of sight.

For quieter moments, the separate living room provides a more intimate retreat. The bay window adds character and draws in plenty of natural light, creating a comfortable room in which to relax at the end of the day. A dedicated study is an increasingly valuable addition, providing a proper space to work from home without compromising one of the bedrooms, while a ground-floor cloakroom completes the accommodation on this level.

Upstairs, four well-proportioned bedrooms provide excellent flexibility for family life. The principal bedroom has the luxury of its own en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The balance between living and bedroom space has been carefully judged, making this a home that should work equally well for a growing family or those simply looking for more room to spread out.

Keens Lane is particularly well placed for enjoying the best of Guildford. The town offers an excellent combination of independent shops, restaurants, cafés and everyday amenities, together with the mainline station providing frequent services into London Waterloo. Families are especially well served by the area's highly regarded schools, while Guildford's position on the edge of the Surrey Hills means beautiful countryside, woodland walks and open spaces are never far away.

For buyers looking for the convenience of a brand-new home without sacrificing the character, amenities and connections of an established Guildford setting, this is an exciting opportunity to put down roots and make a completely new home their own.

Images shown are computer-generated and are for illustrative purposes only. They are intended to provide a representation of the finished property and may not accurately reflect the final specification, finishes or appearance.

Viewings

Starting from – by appointment only
01483 576833 / sales@seymours-guildford.co.uk

