



Seymours



Burpham Lane
Guildford
£795,000 Guide Price



Arrange a viewing: 01483 300667

Property details

-  4 bedrooms
-  1 bath
-  EPC Rating To be confirmed
-  1870 sq. ft
-  London Road (Guildford) 1.72 miles
-  New build
-  Driveway parking for 4 cars
-  Private rear garden and patio
-  Open plan kitchen/living room
-  10-year structural warranty
-  Ultrafast broadband available
-  Close to local schools and amenities

This impressive new build 5-bedroom detached family home in the sought-after area of Burpham offers a perfect blend of style, comfort, and energy-efficient design. The property benefits from a generous private driveway with space for up to four cars and is finished to an exceptional standard throughout. The heart of the home is an open-plan kitchen, dining, and living area featuring bi-folding doors that open onto a beautifully landscaped rear garden, ideal for entertaining or relaxed family living.

The high-specification shaker-style kitchen is equipped with premium Bosch appliances, quartz worktops, and elegant detailing that balances timeless design with modern convenience. The home is thoughtfully designed for contemporary living, incorporating an air source heat pump, underfloor heating throughout the ground floor, and durable Amtico flooring. The bathrooms are finished with sleek porcelain tiles, offering a boutique hotel feel.

Additional features include a composite front door for enhanced security and style, energy-efficient glazing, and a 10-year structural warranty for complete peace of mind. This property truly represents a luxurious, low-maintenance family home built for modern life in one of Guildford's most desirable locations.

The house is situated in the popular village of Burpham approximately 2 miles east of Guildford Town Centre and is particularly well-placed for local shops and the Sainsbury's and Aldi supermarkets. George Abbot Secondary and Burpham Primary schools are within walking distance and the position is very convenient for access to a number of leading independent schools such as Tormead, Guildford High School and the Royal Grammar School. The A3 is close-by giving access to the M25 at junction 10 and Guildford mainline station is approximately 2 miles away.

Approximate Gross Internal Area
1870 sq. ft / 173.81 sq. m



This plan is for layout guidance only. Not drawn to scale unless stated. 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.

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