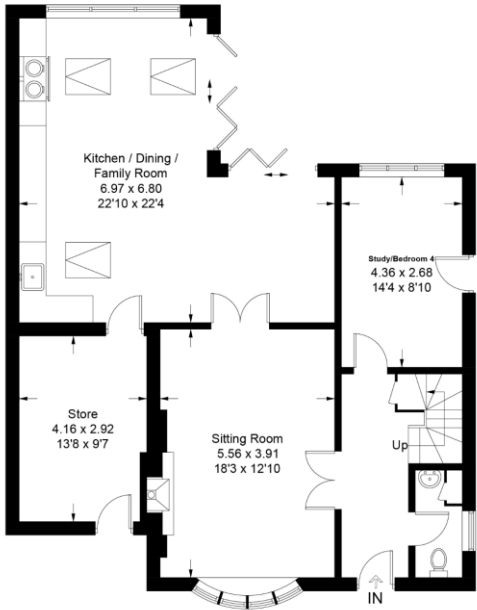
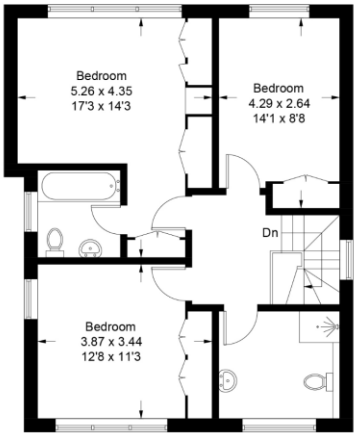


Floorplan

Approximate Gross Internal Area = 162.5 sq m / 1749 sq ft



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. (ID1336762)

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Seymours



21 Rosetrees
Guildford, Surrey, GU1 2HS
£965,000 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

Property details

- 3/4 bedrooms
- 2 baths
- EPC Rating B
- 1749 sq. ft
- London Road (Guildford) 0.7 miles

- Detached
- Off-street parking
- Thoughtfully extended
- Sought-after cul-de-sac location
- Landscaped garden
- Excellent transport links
- Highly-regarded schools nearby
- Wide range of amenities within easy reach

A beautifully presented and extended three double bedroom detached home, situated in the sought-after cul-de-sac of Rosetrees, within a short walk of Pewley Downs and easy reach of Guildford town centre and stations. The property offers spacious accommodation, including a generous open-plan kitchen/dining/family room, separate sitting room and study/fourth bedroom, complemented by off-street parking and an attractive landscaped rear garden.

The entrance hall provides access to a ground-floor cloakroom and leads into the inviting sitting room, where a wide bay window brings in plenty of natural light. A feature fireplace forms an attractive focal point, while wooden flooring adds warmth and continues through to the adjoining living accommodation. Double doors connect the sitting room with the open-plan space at the rear, providing a sociable layout alongside the option of a separate reception room.

The spacious kitchen/dining/family room is a particular highlight, enjoying views across the garden through broad windows and folding doors. Rooflights set within the pitched ceiling draw natural light into the dining area, while the kitchen is fitted with sleek cabinetry, generous storage and work surfaces. There is ample room for a dining table and a separate seating area, with doors opening onto the terrace for outdoor entertaining.

A separate study/bedroom 4 overlooks the rear garden and provides a useful space for working from home. The ground floor also includes a generous store, accessible from both the front of the property and the kitchen, offering practical space for household storage.

Upstairs, the principal bedroom benefits from fitted wardrobes and an en-suite bathroom with a bath with shower, wash hand basin and WC. Two further double bedrooms also feature built-in storage, while a separate shower room is fitted with a generous glazed shower enclosure, vanity wash hand basin and WC.

The rear garden is a standout feature, professionally landscaped with a lawn, richly planted borders, established shrubs and mature trees providing a leafy backdrop. Brick-paved terraces offer a choice of places to sit and dine, complemented by a timber pergola and pathways leading through the planting. A timber summerhouse provides a further spot to enjoy the surroundings, while clipped hedging and established planting create an attractive frontage alongside the driveway. There is secluded further paving with a substantial shed. The property benefits from 11 solar panels and storage battery.

Rosetrees is conveniently positioned for Guildford’s shops, restaurants and cafés, together with leisure and cultural facilities including G Live and the Yvonne Arnaud Theatre. Nearby Pewley Down and the wider Surrey Hills offer opportunities for countryside walks, while Stoke Park and Guildford Spectrum provide further recreational facilities. Guildford’s mainline station offers direct services to London Waterloo, and the A3 provides connections towards London, the south coast and the M25.

Transport Links

London Road (Guildford) 0.7 miles
Guildford 1.3 miles

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

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk



Bright and spacious accommodation



Desirable location

