



Rarely available family home in a desirable private road

5 St. Omer Ridge, Guildford, Surrey, GU1 2DD

Freehold

savills

Positioned on one of Guildford's premium roads • Four reception rooms • Principal bedroom with en suite • Three additional bedrooms • Family bathroom • Beautiful rear garden • Integral garage

Local information

The area benefits from its proximity to an excellent range of local amenities. Guildford High Street offers exceptional shopping facilities, restaurants and town centre services, including two theatres, a multiplex cinema and the G-Live entertainment venue. Guildford Spectrum leisure centre and Stoke Park are also within easy reach, whilst the Downs offer exceptional countryside walks.

The mainline station provides a fast and frequent service between Portsmouth and London, with direct trains to Waterloo with journey times from 35 minutes. In addition, London Road station offers a service to London in under an hour. Road links are also good, with the A3 providing a direct route to London and the South Coast, as well as connecting with the M25 at Wisley for Heathrow and Gatwick airports and the national motorway network.

The property is particularly well located to benefit from excellent schools both state and independent, including George Abbot, Guildford High School, Royal Grammar School, Lanesborough and Tormead.

About this property

5 St. Omer Ridge is an attractive, half tile hung family home situated in a sought after position within easy reach of excellent schools, both private and public, the popular High Street and the Downs.

The property is being offered to the market for the first time in nearly 20 years and is presented to a high standard throughout. The ground floor comprises of a generous sized sitting room with log burning stove and an adjoining conservatory, there are two further reception rooms currently presented as a dining room and study. The well-appointed kitchen has space for informal dining as well as a utility room and a separate cloakroom to the rear.

Bedroom accommodation is well planned, three of which have fitted wardrobes. The large principal bedroom has an en suite bathroom. There are three further double bedrooms and a family bathroom.

The gardens are immaculate and beautifully designed and well tended by the current owners. The kitchen opens onto a charming seating and barbecue area, ideal for enjoying the summer months and entertaining guests. The gardens have well stocked borders, beautiful rockery and a large area of level lawn the wraps around the side of the house.

The property has the benefit of an integral garage and there is additional parking on the gravelled driveway.

Tenure

Freehold

Local Authority

Guildford Borough Council





5 St. Omer Ridge, Guildford, Surrey, GU1 2DD

Gross internal area (approx) 1916 sq ft

Outbuildings 284 sq ft

Total 2200 sq ft

Savills Guildford

01483 796 800

guildford@savills.com



savills

savills.co.uk

Approximate Area = 1916 sq ft / 178.0 sq m
 Garage = 284 sq ft / 26.4 sq m
 Total = 2200 sq ft / 204.4 sq m
 Including Limited Use Area (14 sq ft / 1.3 sq m)
 For identification only. Not to scale.

© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 292735

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Important notice: Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 22023011 Job ID: 157838 User initials: AD

