



Modern home within a well-regarded development

8 Uplands Road, Guildford, Surrey, GU1 2RW

Freehold

savills

Conveniently located • Contemporary kitchen • Sitting room with bi-fold doors • Principal bedroom with dressing area and en suite • 3 further bedrooms (one en suite) • Rear garden • 2 allocated parking spaces

Local information

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants all within a short distance. The recently redeveloped Tungsate Quarter is in close proximity, and boasts the Ivy Brasserie and Gail's Bakery amongst its highlights.

The property is served by London Road railway station plus the mainline station at Guildford, offering a fast and frequent service into London Waterloo, with journey times from around 35 minutes. The A3 provides access to London, the south coast and Heathrow and Gatwick airports via the M25 at Wisley.

There is an excellent selection of schools in the area, including George Abbot, St. Peter's Catholic School, Boxgrove Primary, The Royal Grammar School and RGS Prep, Tormead, and Guildford High School.

The nearby Surrey Hills, an Area of Outstanding Natural Beauty, offers outstanding opportunities for walking, cycling and riding.

About this property

Set over three floors, 8 Uplands Road is a well-appointed family home with excellent living accommodation and a beautifully designed west facing rear garden.

The property was built as the show home for the development in 2010, completed to an

exceptionally high standard whilst the current owners have maintained and improved the property during their ownership.

The kitchen/dining room is well appointed with modern cabinetry, granite work surfaces and built-in appliances, this leads to an immaculately presented sitting room with bi-fold doors opening on to the terrace and garden.

The second bedroom with en suite shower room can be found on the first floor, a particular feature is the balcony. There are two further bedrooms on the first floor, one of which is currently presented as a study, and a family bathroom.

On the second floor is an exceptional principal bedroom with a dressing area, ample storage and a large en suite shower room with twin sinks and a walk-in shower.

Outside, the garden has been beautifully designed and is a wonderful space for enjoying the summer months. There is a pleasant decked terrace, low maintenance AstroTurf lawn, barbecue area and two potting sheds.

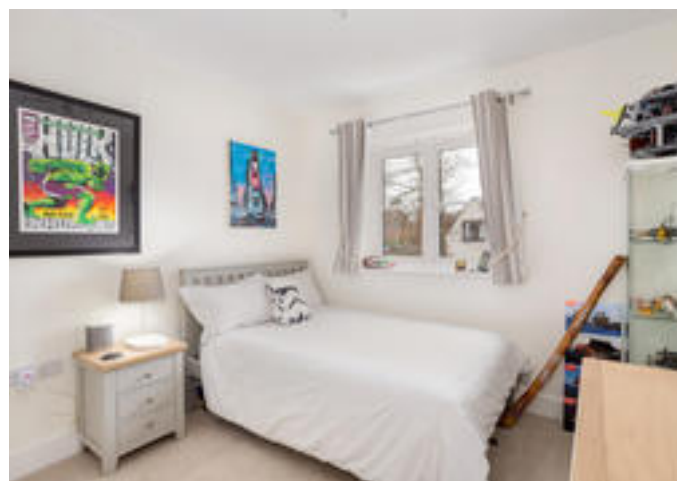
Dedicated resident only parking is available within the development.

Tenure

Freehold

EPC rating = C





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Gross internal area (approx) 1539 sq ft

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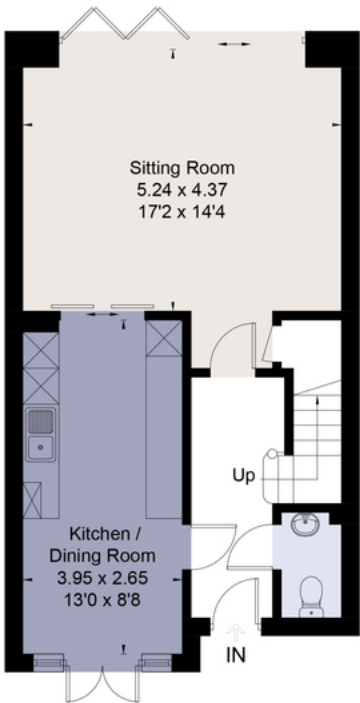
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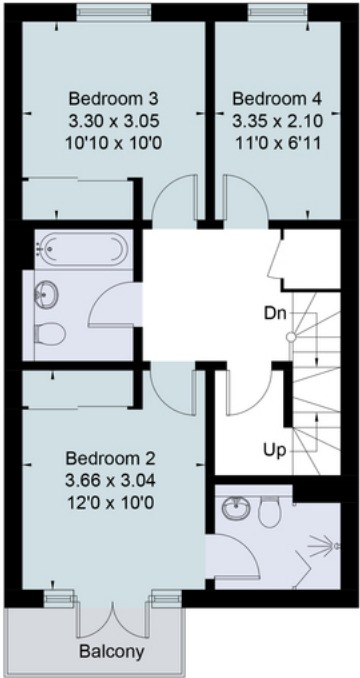
Approximate Area = 1539 sq ft / 143 sq m
Including Limited Use Area (41 sq ft / 3.8 sq ft)
For identification only. Not to scale.
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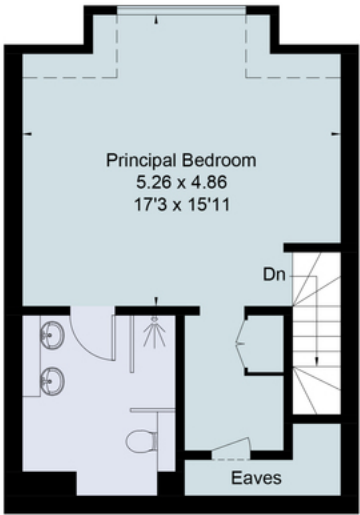
 = Reduced head height below 1.5m



Ground Floor

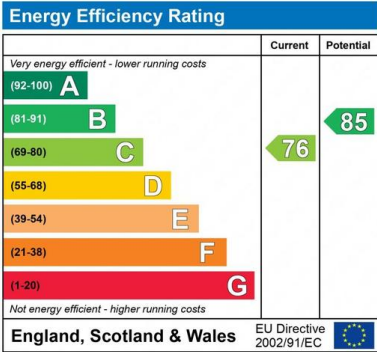


First Floor



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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