



Hillview 31 Longmead, Guildford, GU1 2HN

Price Guide £1,330,000



- DETACHED FAMILY HOME
- 4 BEDROOMS
- 3 BATHROOMS
- SEPARATE FAMILY ROOM AND STUDY
- OPEN-PLAN KITCHEN/DINING/SITTING ROOM
- NEWLY EXTENDED AND REFURBISHED
- GARAGE
- OFF STREET PARKING
- CLOSE TO MERROW DOWNS
- WALKING DISTANCE FOR EXCELLENT SCHOOLS

Description

Occupying a prime position on one of Merrow's most sought-after residential roads, Hillview is a charming four-bedroom detached family home offering an exceptional blend of suburban tranquility and town convenience. The property has been entirely extended and refurbished by the current owners and features bright, versatile living spaces, including an open-plan kitchen/dining/sitting room and now sits at 2515sqft with a beautifully landscaped rear garden perfect for young families.

The home offers ample space with a superb open-plan kitchen/ding/sitting room with bi-fold doors opening to the garden. The kitchen boasts extensive storage and a range of high quality integrated appliances. There is a good sized separate family room as well as a study to the front of the house. The ground floor is completed with a downstairs cloakroom and a separate utility room with access to the rear of the garage.

On the first floor, the substantial principal bedroom has built in wardrobes as well as a luxury ensuite shower room, and offers expansive views of Guildford Golf Club and the surrounding countryside. There are two further double bedrooms, which are serviced by a luxurious family bathroom. On the second floor there is a generous double bedroom with an ensuite and plenty of access to useful eaves storage cupboards.

To the front of the property there is ample driveway parking for several vehicles and access to the integrated garage. Gated side access leads to the good sized rear garden which features a large patio and lawn.

Situation

Situated just moments from the rolling paths of Merrow Downs and within easy walking distance of highly regarded local schools and Merrow Village with a splendid range of local shops including an M&S and chemist, this home presents a rare opportunity to secure a slice of prime Surrey real estate.

Schooling for all ages is excellent with several within walking distance including Merrow Infant School, Merrow Junior School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot.

Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.

Tenure	Freehold
EPC	B
Council Tax Band	F



Approximate Gross Internal Area = 233.7 sq m / 2515 sq ft
(Including Garage)

 = Reduced headroom below 1.5m / 5'0



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. (ID1306273)

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43 High Street, Bookham, Surrey, KT23 4AD
Tel: 01372 452207 Email: bookham@patrickgardner.com
www.patrickgardner.com

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