CURCHODS







63 New Inn Lane

Guildford, Surrey, GU4 7HT

4 Bedrooms | 1 Bathroom | 3 Reception Rooms

Guide Price £825,000

Freehold



This attractive period home combines character features with well-proportioned accommodation, offering bright and versatile living space ideally suited to modern family life. The ground floor features a welcoming entrance hall, leading to a spacious sitting room with an exposed brick fireplace and bay window. To the rear, the generous dining room enjoys views over the garden, with double doors opening directly onto the patio. The kitchen provides an excellent range of storage and worktop space, with access to a useful utility room and ground floor cloakroom. A separate study offers flexibility for home working or family use, while a substantial store provides excellent additional storage and potential for alternative use, subject to the necessary consents. Upstairs are four well-sized bedrooms, with the principal bedroom particularly bright and spacious and enjoying pleasant views. The remaining bedrooms offer flexibility for family, guests or home working, and are served by a family bathroom. The rear garden is a particular feature of the property, extending to approximately 0.21 acres. A generous paved terrace provides an ideal space for outdoor dining, while the lawn is surrounded by mature planting and established greenery, creating a good degree of privacy. Beyond the main garden is an attractive area of private woodland, adding to the property's peaceful and secluded feel.





EPC D | Council Tax Band F

Charges (if applicable):

Key Features

- Characterful four bedroom home offering an appealing blend of period charm and modern family living.
- Spacious bay fronted sitting room with an attractive exposed brick fireplace.
- Bright dining room with direct access onto the rear garden.
- Well equipped kitchen complemented by a separate utility room and downstairs WC.
- Flexible accommodation including a dedicated study and substantial additional storage.
- Four well proportioned bedrooms, including a generous principal bedroom, plus family bathroom.
- 0.21 acre private garden with paved terrace, lawn, mature planting and secluded woodland area.
- Sought after Burpham Village location, close to local amenities and highly regarded performing local schools.

Location

Ideally located within Burpham village, this property enjoys access to supermarkets and a vibrant local shopping parade with a range of independent shops and restaurants. Set within the catchment area of the outstanding Ofsted rated schools this property will be keenly sought after. With access to the A3 for London and the M25 being close at hand as well as a choice of two stations in Guildford under two miles away this property will also appeal to serious commuters. As the county town, Guildford is a thriving hub with recreational and leisure facilities, it has a beautiful and well serviced High Street incorporating an excellent range of shops, pubs, and restaurants. The town also has access to walks along the River Wey and into the Surrey Hills, so there is much to admire for those seeking the great outdoors.

Additional Information

Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from mobile phone signal and broadband.

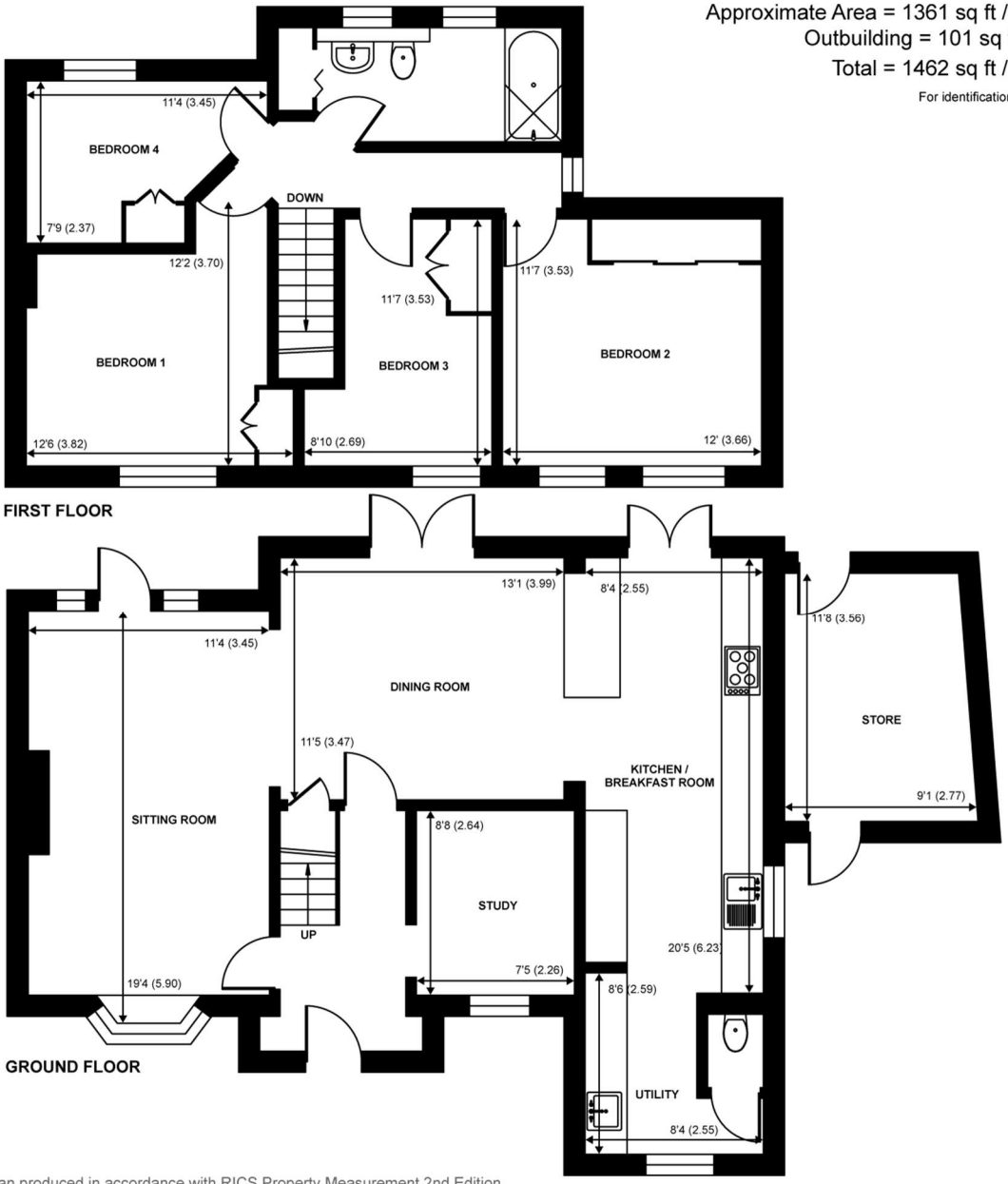






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Approximate Area = 1361 sq ft / 126.4 sq m
Outbuilding = 101 sq ft / 9.3 sq m
Total = 1462 sq ft / 135.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1509020

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