



MEADWAY

Guildford, Surrey



A RARE OPPORTUNITY IN ONE OF GUILDFORD'S BEST-KEPT SECRETS

A charming tile-hung family home, tucked away within an exclusive enclave of just eight detached houses, enjoying remarkable peace and privacy less than 600 metres from the Upper High Street, with exciting scope to renovate, extend and create a truly exceptional home.

Summary of accommodation

Ground Floor: Reception hall | Drawing room | Dining room | Kitchen/breakfast room | Cloakroom

First Floor: Principal bedroom with en suite | Three further bedrooms | Family bathroom

Garden and Grounds: Detached garage | Driveway parking | Mature rear garden

Distances: Guildford's Upper High Street 600 metres, London Road (Guildford) Station 800 metres (from 44 minutes to London Waterloo), Guildford main line station 1.1 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 1.4 miles
A3 (Guildford southbound) 1.9 miles, M25 (Junction 10) 8.6 miles, Heathrow Airport 23.9 miles
Gatwick Airport 24.6 miles, Central London 31.8 miles
(All distances and times are approximate)

SITUATION

Beech Lawn is widely regarded as one of Guildford's most exclusive and tightly held residential addresses.

Enjoying an exceptionally peaceful and secluded setting, this discreet enclave lies less than 600 metres from the Upper High Street, offering a rare combination of tranquility and convenience that is seldom found.

A true hidden gem, properties here are rarely available and often remain in the same ownership for many years, reflecting both the desirability and enduring appeal of this exceptional location.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 32 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools: Guildford High School 800 metres, Royal Grammar School. 800 metres, Royal Grammar Preparatory School 650 metres, Tormead 0.7 miles, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.



MEADWAY

Lovingly owned by the same family for almost 40 years and never previously offered to the open market, Meadway represents one of the rarest opportunities to come to the Guildford market in recent years. This charming detached home offers an increasingly hard-to-find combination of privacy, character and tremendous potential, providing the perfect opportunity for a purchaser to create a truly special long-term family home. Opportunities to acquire a property of this nature, in such a prestigious and sought-after setting, are exceptionally few and far between.



Beyond its undeniable charm, Meadway offers exceptional scope for enlargement and refurbishment, making it an exciting proposition for buyers looking to create a bespoke family home. Surrounded by substantial and highly valuable homes in one of Guildford's most desirable residential locations, the property provides a rare opportunity to unlock significant potential. Whether through comprehensive modernisation, reconfiguration of the existing layout, extension to the side or rear, or the creation of a stunning open-plan kitchen and family space, there is considerable flexibility to enhance both the accommodation and long-term value, subject to the usual consents. Opportunities to acquire a home with such strong fundamentals, in a location where investment is well supported by neighbouring property values, are increasingly scarce.

Occupying a mature plot in this highly prized residential setting, the property combines timeless character with exciting potential to modernise, remodel and extend, subject to the usual consents. Approaching 2,000 sq ft including the garage, the accommodation is both spacious and well-balanced.

A welcoming reception hall forms the heart of the house, leading to two elegant and versatile reception rooms. The charming dual-aspect drawing room is centred around a feature fireplace and enjoys direct access to the garden, creating a wonderful space for both entertaining and everyday family living. A separate dining room offers an ideal setting for more formal occasions, while the generous kitchen/breakfast room overlooks the rear garden and provides excellent potential to create a superb contemporary family hub.

The first floor provides four well-proportioned bedrooms, including a principal bedroom with ensuite facilities, together with a family bathroom. The traditional layout and generous room dimensions reflect the home's enduring design, with attractive outlooks across the surrounding gardens.



GARDEN AND GROUNDS

Outside, Meadway continues to impress. The property is approached via a private driveway providing off-street parking and access to the detached garage. An attractive front lawn, mature planting and the home’s distinctive brick and tile-hung elevations create an immediate sense of warmth and character, giving the property an almost quintessential chocolate-box appeal.

A particular highlight is the delightful rear garden, enjoying a high degree of privacy and seclusion. Predominantly laid to lawn and framed by an abundance of mature trees, shrubs and established planting, it provides a peaceful setting for relaxation, family life and outdoor entertaining. A paved terrace adjoin the house, offering ideal spaces for al fresco dining, while the established boundaries create a wonderful sense of enclosure rarely found so close to the town centre.

For buyers seeking a home with genuine scarcity value, Meadway offers an increasingly rare combination of a tightly held location, handsome period-inspired architecture, mature gardens and outstanding scope to create a bespoke family home in one of Guildford’s most desirable settings.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating C

Council Tax Band: G

Tenure: Freehold

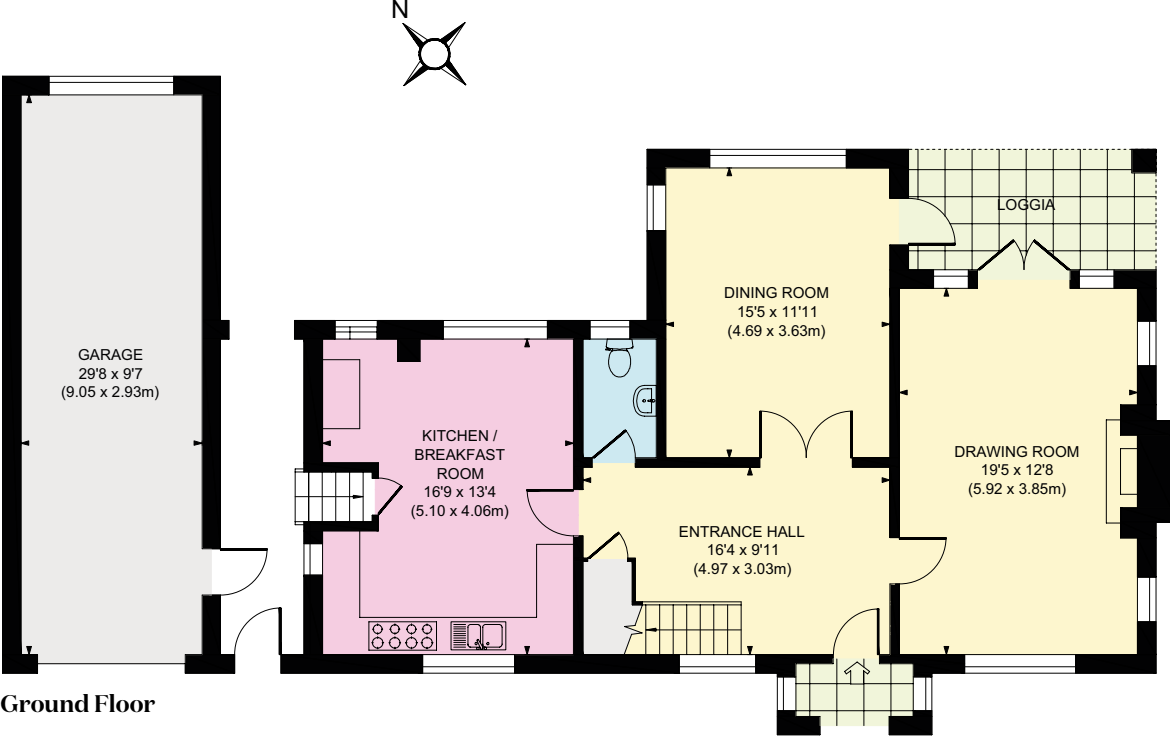
Directions

Postcode: GU1 3PE | **What3words:** ///strict.drops.broker

Viewings: Viewing is strictly by appointment through Knight Frank.

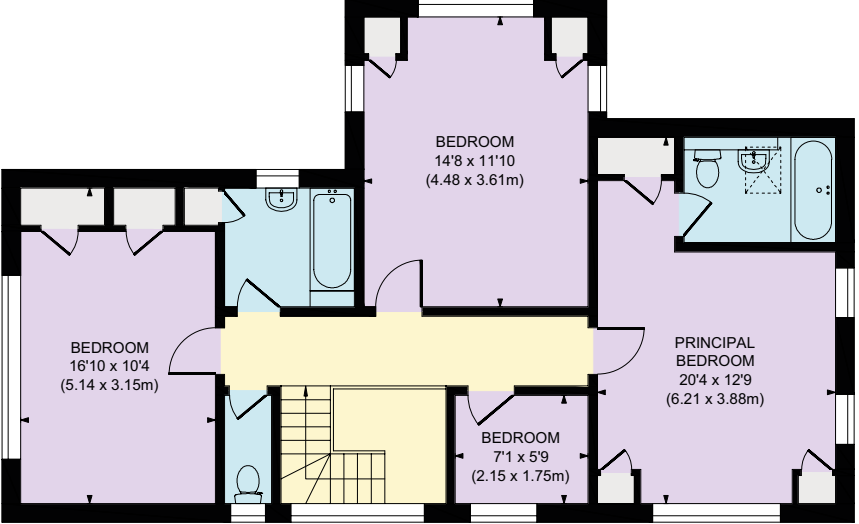


- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor

Approximate Gross Internal Area
Main House 1,755 sq. ft / 163.00 sq. m
Garage 285 sq. ft / 26.51 sq. m
Total 2,039 sq. ft / 189.51 sq. m



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 any decisions reliant upon them.

We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2026. Photographs and videos dated October 2026. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com