16 DUNSDON AVENUE

Guildford



Chantries & Pewleys

ESTATE AGENTS



AT A GLANCE

Extended kitchen, dining and family space with rooflights and doors to the garden

Contemporary kitchen with integrated appliances, breakfast bar seating and fitted cabinetry

Four bedrooms arranged across the first and second floors

Principal bedroom suite with dedicated walk in wardrobe and contemporary en-suite shower room

Separate sitting room with feature fireplace and bespoke fitted storage

Detached outbuilding providing a dedicated home office, storage and separate gym/playroom

Landscaped rear garden with a generous paved terrace, lawn and established planting

Utility room with side access

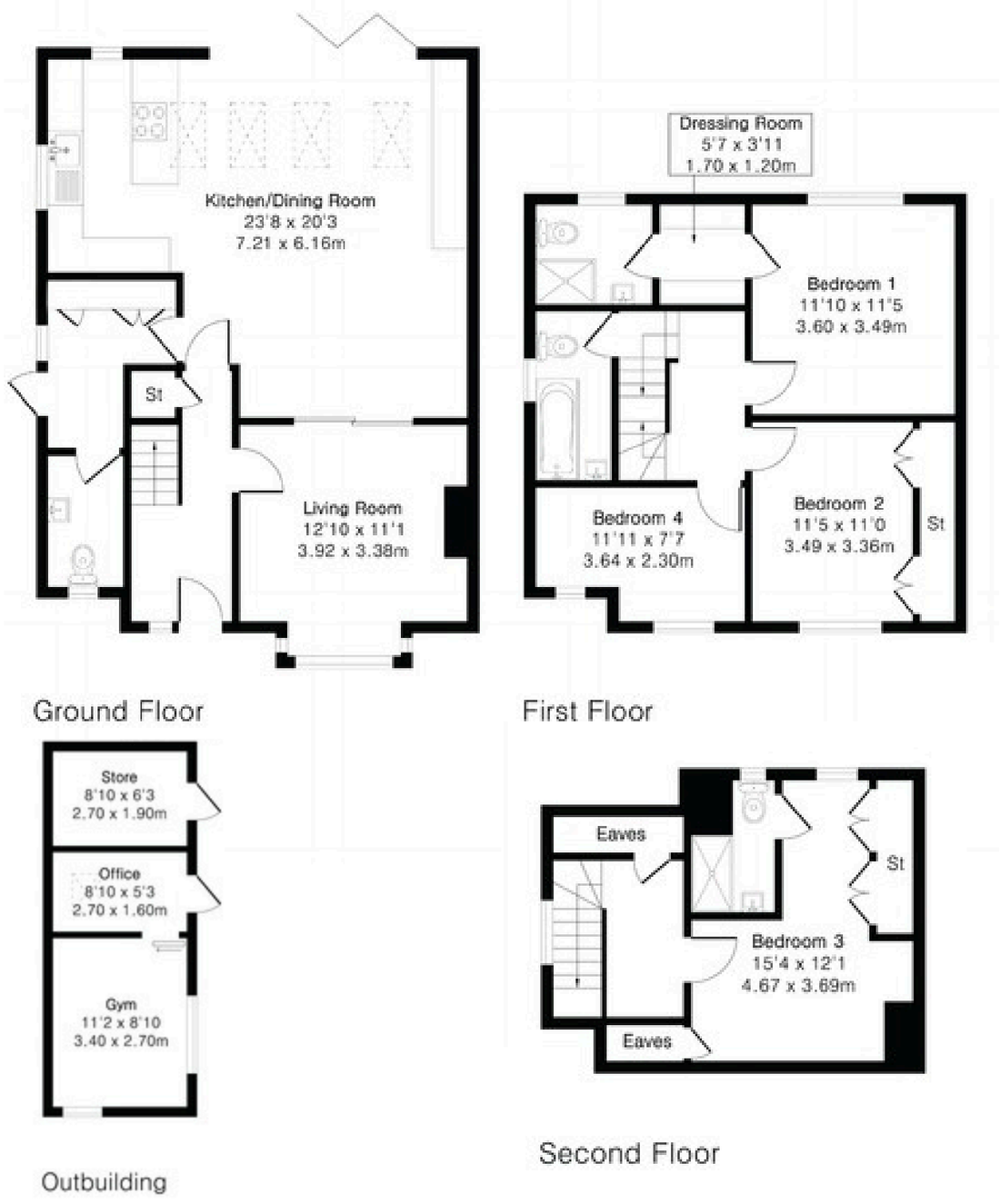
Off-street parking and EV charging

Conveniently located for a number of well regarded schools including Guildford County School

0.2 miles to Guildford Train Station (Guildford Park Road side)

Tenure: Freehold. **Council Tax Band**: E. **EPC**: C

Approximate Gross Internal Area 1758 sq ft - 163 sq m
(Including Outbuilding)
Ground Floor Area 754 sq ft – 70 sq m
First Floor Area 546 sq ft – 51 sq m
Second Floor Area 250 sq ft – 23 sq m
Outbuilding Area 208 sq ft – 19 sq m





FROM THE **AGENT**



The kitchen, dining and family space is the standout feature here. It's a really impressive extension, with rooflights bringing natural light across the room and large glazed doors connecting everything directly to the garden. The island gives the kitchen a natural focal point, while there's still plenty of room for dining and a comfortable seating area.

I also think the principal bedroom works particularly well. Having a separate dressing area and its own en-suite creates a more private space on the upper floor, away from the main family bedrooms.

The detached office and gym are another real advantage, particularly for anyone working from home, and the location adds to the appeal. With Guildford station and a number of well-regarded schools close by, it's a house that offers a lot in terms of both accommodation and convenience.

Warmly,

Chris

Chris Dean
Director









KITCHEN & FAMILY ROOM

The impressive rear extension is undoubtedly the centrepiece of the house, creating an exceptional open-plan living space where considered design, quality craftsmanship and everyday family life come together.

A series of large rooflights draws natural light across the room, while full-width bi-fold doors frame the west-facing garden and open directly onto the paved terrace. The connection between inside and out is particularly striking, with the afternoon and evening sun bringing warmth and light into the space.

At the heart of the room is a beautifully crafted bespoke kitchen by Coeur Kitchens. Elegant cabinery, integrated appliances and generous work surfaces create a refined, understated finish, while a stylish peninsula incorporates an induction hob and breakfast bar seating. An integrated wine fridge adds a further touch of luxury.

Beyond the kitchen, the dining area comfortably accommodates a large table, while the adjoining family seating area enjoys views across the garden. Bespoke fitted cabinetry provides a discreet home for the television and additional storage, maintaining the room's clean, uncluttered appearance. Air conditioning provides additional comfort throughout the main living space, particularly during the warmer summer months.

With the bi-fold doors opening onto the west-facing terrace, the entire rear of the house lends itself to long summer evenings, relaxed family gatherings and entertaining.









GROUND FLOOR

The entrance hall provides a welcoming introduction to the house, with a staircase rising to the upper floors and discreet understairs storage keeping coats, shoes and everyday essentials neatly out of sight.

An elegant sitting room enjoys natural light through a square bay window overlooking the front of the house. A feature fireplace provides a focal point, while bespoke fitted cabinetry adds both character and practical storage. Sliding doors connect the room to the open-plan living space beyond, allowing it to become part of the wider ground floor or remain comfortably separate. With its own access from the hallway, the room offers considerable versatility, whether used as a more formal sitting room, a cosy snug or a dedicated games room as family needs evolve.

A thoughtfully arranged utility room takes care of the practical demands of daily life, with fitted cabinetry and dedicated laundry facilities keeping everything neatly tucked away from the main living spaces.

A separate ground-floor cloakroom adds further convenience, while direct side access makes the utility particularly useful for returning home with muddy wellies or paws after a walk on the North Downs.



ACCOMMODATION

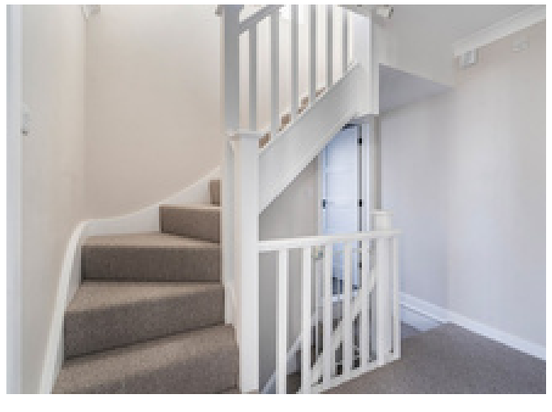
The bedroom accommodation extends across the upper two floors, with four bedrooms and three bathrooms, including two en-suites.

The principal bedroom is an elegant retreat, with a generous sleeping area leading through a dedicated walk-in wardrobe to a beautifully finished en-suite shower room. The en-suite continues the refined aesthetic, with elegant fittings and a carefully considered finish.

Two further bedrooms occupy the first floor, both enjoying good natural light and served by a stylish family bathroom. The rooms offer comfortable accommodation for children or guests, with the family bathroom conveniently positioned between them.















A further staircase rises to the second floor, where a Velux window draws natural light down across the stairs and landing. Here, the fourth bedroom sits gently beneath the roofline, with the sloping ceilings adding character without compromising its practicality. Built-in storage makes clever use of the eaves, while a dedicated en-suite shower room gives the space a welcome degree of independence.

Whether reserved for guests, an older child or used as an additional bedroom, it provides a valuable sense of separation from the main first-floor accommodation.





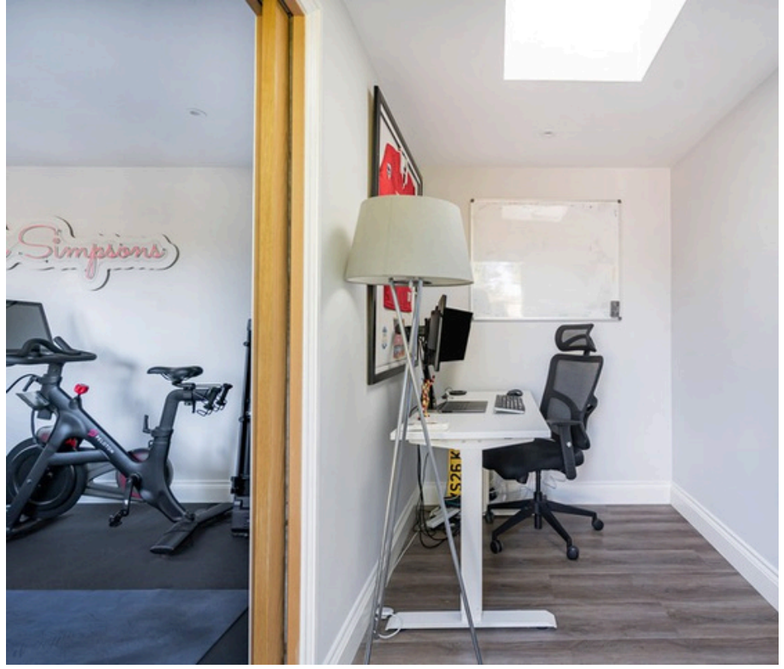
THE GARDEN

The west-facing garden has been thoughtfully landscaped to complement the impressive rear extension, with expansive glazing opening directly onto a generous paved terrace. Enjoying the afternoon and evening sun, this beautifully arranged outdoor space provides a natural setting for dining and entertaining, with a seamless connection to the kitchen and family room.

Beyond the terrace, a generous lawn is framed by established planting and mature trees, creating an attractive, leafy backdrop with ample space for children to play. The combination of paved entertaining areas and softer landscaping gives the garden a distinct sense of purpose, while side access provides a practical connection between the front and rear of the property.

A detached outbuilding adds a further dimension to the accommodation, incorporating a dedicated home office alongside a separate gym and bar area as well as a large storage shed. Positioned away from the main house, the office provides a quieter environment for working from home, while the adjoining space offers an excellent setting for exercise, entertaining or relaxation.

To the front, off-street parking is complemented by an electric vehicle charging point, completing a property that combines considered design with the practical requirements of modern living.











Chantries & Pewleys

01483 405222
guildford@chantriesandpewleys.com
2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ