CURCHODS







80 Frog Grove Lane

Wood Street Village, Guildford, Surrey, GU3 3HA

4 Bedrooms | 3 Bathrooms | 3 Reception Rooms

Guide Price £1,000,000

Freehold



This detached chalet bungalow occupies an attractive position, with a carriage driveway providing ample off-road parking and access to a double garage. To the front is a well-maintained garden, while the rear garden is particularly spacious, featuring a large patio area and established planting, providing plenty of outdoor space.

The property is situated opposite open fields and within close proximity of the village green. Internally, the accommodation comprises two reception rooms, including a main living room with a brick fireplace and French doors opening onto the rear garden. The kitchen is fitted with modern appliances and offers ample storage and workspace, with an adjoining dining area. There are generously sized bedrooms, with the principal bedroom benefiting from an en-suite bathroom. Two further bathrooms complete the accommodation.





Key Features

- Attractive detached chalet bungalow in a desirable location.
- Carriage driveway with ample parking and double garage.
- Well-maintained front garden.
- Spacious rear garden with large patio, bar and established planting.
- Overlooking open fields and close to the village green.
- Three reception rooms, including a living room with fireplace and garden access.
- Modern kitchen/breakfast room and separate dining room
- Generous bedrooms, principal en-suite and two further bathroom

Additional Information

Our client has confirmed that the property benefits from mains drainage, water, gas and electricity. The property also benefits from mobile phone signal, broadband and an elctric car charger.

EPC D | Council Tax Band E

Location

Wood Street Village is a picturesque setting, offering a serene escape from the hustle and bustle of city life. Known for its charming community atmosphere, the village provides a welcoming environment for families and professionals alike. The area is surrounded by lush countryside, perfect for leisurely walks and outdoor activities.

Guildford, a short drive away, offers a wealth of amenities including shopping, dining, and cultural attractions. The town is well-connected with excellent transport links, providing easy access to London and surrounding areas. Regular train services from Guildford station ensure a convenient commute for city workers.

The village is also served by reputable schools, making it an ideal location for families. With its blend of rural charm and modern conveniences, Wood Street Village offers a perfect balance for those seeking a peaceful yet connected lifestyle.







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Approximate Area = 1764 sq ft / 163.8 sq m
Limited Use Area(s) = 66 sq ft / 6.1 sq m
Garage = 309 sq ft / 28.7 sq m
Outbuilding = 200 sq ft / 18.5 sq m
Total = 2339 sq ft / 217.1 sq m
For identification only - Not to scale

Denotes restricted head height



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: 1540729

01483 458800 | guildford@curchods.com
The Clock House, 2, London Road, Guildford, Surrey, GU1 2AF

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