



Flat 1 - Eversleigh, Buckingham Close, Guildford, Surrey, GU1 1TR





## FLAT 1 - EVERSLEIGH, BUCKINGHAM CLOSE, GUILDFORD, SURREY, GU1 1TR

SPACIOUS 1,200 SQFT  
GROUND FLOOR FLAT

TWO/THREE BEDROOMS

WALKING DISTANCE OF  
GUILDFORD HIGH STREET

FLEXIBLE ACCOMMODATION

ALL MAINS SERVICES AND  
GAS CH

HIGHLY-REGARDED  
DEVELOPMENT

DESIRABLE LOCATION  
OPPOSITE STOKE PARK

FITTED KITCHEN OPENING TO  
RECEPTION ROOM

GARAGE IN BLOCK NEARBY

MATURE COMMUNAL  
GARDENS



**A bright and spacious ground floor flat, offering just over 1200 sq ft of accommodation in this sought-after location being directly opposite Stoke Park and within walking distance of Guildford town centre.**

### THE PROPERTY

A bright and spacious ground floor flat, situated in a sought-after development and offering in excess of 1,200 sqft of accommodation. Buckingham Close is very conveniently situated close to Guildford's High Street and also, positioned opposite Stoke Park & Gardens, Guildford's largest and most popular award-winning park with over 100 acres of open space and parkland.

Accommodation comprises: entrance hallway; cloakroom; bathroom with bath and separate shower cubicle; spacious living room with feature focal fire display, door to communal gardens and door to bedroom three or dining room/hobbies room; kitchen situated off the reception room comprising a range of wall and base units with worktops above and including appliance space and fitted oven and hob and wall mounted boiler; two double bedrooms with fitted wardrobes.

Ground Rent: N/A (Share of Freehold)

Lease: approx. 945 years remaining

Service/Maintenance Charge: £4,400 per annum for 2025



## THE GROUNDS

Buckingham Close is set within delightful mature grounds which comprise mostly lawn and attractive stocked borders. The boundaries are well defined by mature hedgerow and trees. A private garage is located nearby along with a drying and re-cycling area. Buckingham Close is set directly opposite the wonderful Stoke Park.

## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD HIGH STREET | 0.8 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 1.4 miles

LONDON WATERLOO | from approx. 35 minutes (from Guildford mainline station)

CENTRAL LONDON | 29 miles

HEATHROW AIRPORT | 21 miles





# Buckingham Close, Guildford, GU1

Approximate Area = 1213 sq ft / 112.6 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

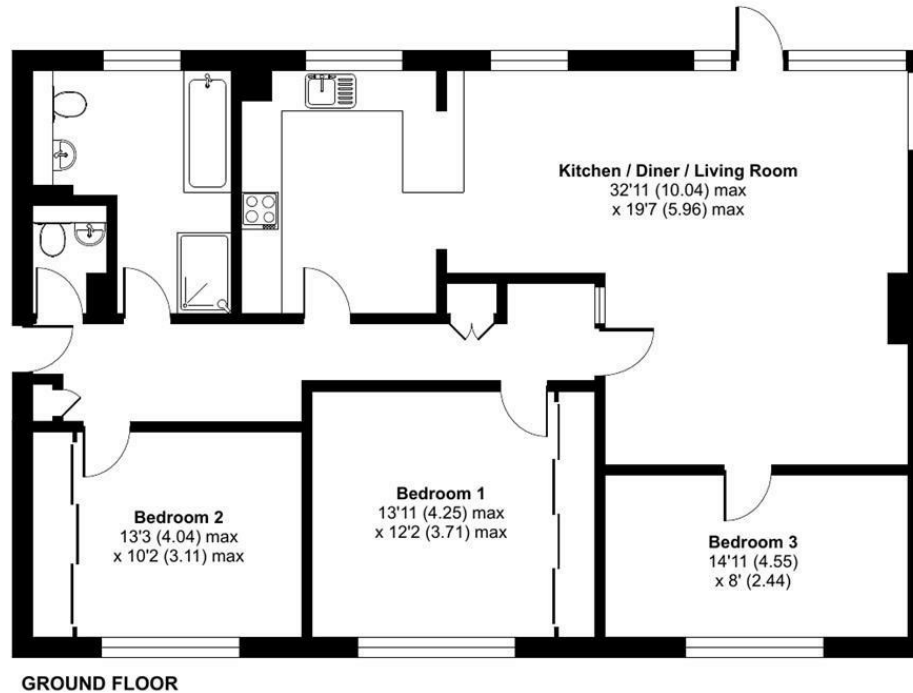
Guildford Borough Council

## COUNCIL TAX

Band: F

## SERVICES

All mains services connected



7th May 2025

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Clarke Gammon. REF: 1285713

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

T: 01483 880900

E: [guildford.sales@clarkegammon.co.uk](mailto:guildford.sales@clarkegammon.co.uk)

[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

SAT NAV REF: (Post Code: GU1 1TR)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

