



Shepley Lodge, 41a Abbotswood, Guildford, Surrey, GU1 1UZ



Shepley Lodge

41A ABBOTSWOOD, GUILDFORD, SURREY, GU1 1UZ

Located in the highly regarded residential area of Abbotswood, this attractive 2-bedroom bungalow presents a rare opportunity to acquire a spacious and versatile home in one of Guildford's most desirable settings. The property features a symmetrical brick façade, an elegant eyebrow-style window, and ample off-street parking via a large gravel driveway. With a partially boarded loft complete with a window, there is excellent potential for conversion (STP), offering scope to expand and add value. The home is also offered with no onward chain, making it an ideal choice for buyers seeking a smooth and timely move.

A small porch opens into a generous entrance hall, from which all rooms lead, creating a practical and well-balanced layout. The double-aspect living and dining room (36'6" x 15' max into bay) is a standout feature, with lots of natural light and ideal for both entertaining and everyday living. Double doors open into a bright conservatory, which opens directly out to the garden.

The kitchen is fitted with white units, a stainless-steel sink, integrated gas hob, electric oven, cooker hood, and space for freestanding white goods. The shower room includes a toilet and sink, while the master bedroom enjoys garden views, integrated storage, and the added benefit of an en-suite shower room. The second bedroom also features built-in storage, making it ideal for guests or use as a home office.

The rear garden is a true highlight—beautifully landscaped, private, and south-westerly facing. It is mainly laid to lawn, bordered by a selection of mature trees, perennials, and annuals, and features a wisteria-draped patio area, a small pond, shed, and greenhouse.

While the property has been well cared for, it would benefit from modernisation and updating, offering a fantastic opportunity for buyers to personalise and enhance the home to their own taste and lifestyle.

Conveniently located just a short distance from Guildford town centre, the property also benefits from local shops in nearby Burpham and is within easy reach of excellent schools, making it ideal for families, downsizers, or anyone seeking a peaceful yet well-connected location.

- Attractive bungalow with symmetrical brick façade and eyebrow-style window
- Located in the sought-after residential area of Abbotswood, close to Guildford town centre
- Spacious double-aspect living/dining room (36'6" x 15' max into bay) with access to conservatory
- Generous entrance hall with all rooms leading off; master bedroom with en-suite and garden views
- Partially boarded loft with window offering excellent potential for conversion (STP)
- Would benefit from modernisation and updating—ideal for buyers looking to personalise their home
- Beautifully landscaped, south-westerly facing garden with lawn, patio, pond, shed, and greenhouse
- Offered with no onward chain; EPC rating D; ample off-street parking; close to shops and excellent schools

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Local Authority: Guildford Borough Council, tax band G

Services: The property benefits from having all mains services connected









SITUATION

This property enjoys a prime position in Abbotswood, one of Guildford's most desirable residential areas, known for its peaceful surroundings, mature greenery, and excellent access to both town and countryside. Just a short distance away is Burpham village, which offers a wide range of everyday amenities including a supermarket, post office, pharmacy, and a selection of independent shops and eateries—perfect for convenient local living.

Guildford itself is a large and historic county town, beautifully set on the banks of the River Wey and surrounded by the rolling countryside of the Surrey Hills Area of Outstanding Natural Beauty. The town is renowned for its cobbled High Street, lined with granite setts, and hosts a vibrant mix of independent and national retailers, restaurants, cafés, and pubs. A traditional street market takes place every Friday and Saturday, with a monthly farmers' market held on the first Tuesday of each month.

For commuters, Guildford's mainline railway station offers fast and frequent services to London Waterloo in approximately 35 minutes, with additional connections from London Road station. The A3 and A31 provide excellent road links to London, the South Coast, and the M25, giving access to Heathrow and Gatwick airports.

Recreational facilities are superb, with the Surrey Sports Park, Spectrum Leisure Centre, and miles of scenic walking, cycling, and riding routes nearby. The area is also home to an excellent selection of state and independent schools, as well as the University of Surrey, making it a popular choice for families and professionals alike.




DIRECTIONS

From Guildford town centre, head east along London Road (A3100). At the roundabout, take the second exit to continue on London Road. After approximately 0.7 miles, take the second turning on the left into Abbotswood, a quiet and leafy residential road. Continue along Abbotswood, and 41a will be found on the left-hand side, set back from the road behind a generous gravel driveway.

The property is ideally located for easy access to both Guildford town centre and the local amenities of Burpham village, while also enjoying a peaceful and established residential setting.

This charming 2-bedroom bungalow in sought-after Abbotswood offers spacious, light-filled living, a beautifully landscaped south-westerly garden, and exciting loft extension potential (STP). With no onward chain, ample parking, and close proximity to Guildford town centre and Burpham's amenities, it's a rare opportunity to create a truly special home.

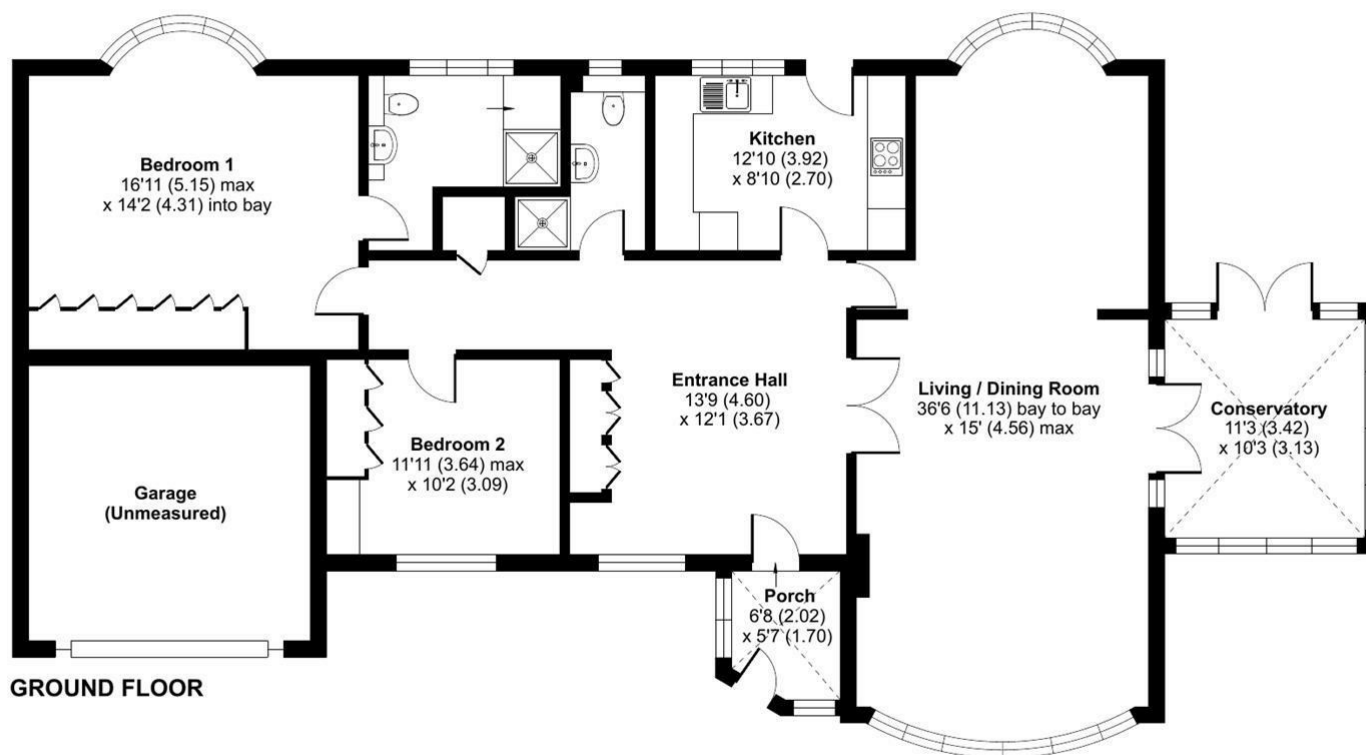
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Abbotswood, Guildford, GU1

Approximate Area = 1576 sq ft / 146.4 sq m (excludes garage)

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 2025. Produced for Clarke Gammon. REF: 1288214

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.

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