



1 Coppice Close, Guildford, Surrey, GU2 8JL

CLARKE  GAMMON

1 Coppice Close

GUILDFORD, SURREY, GU2 8JL

Situated in a peaceful cul-de-sac and offered with no onward chain, this beautifully presented three-bedroom semi-detached home offers spacious and versatile living, perfect for families or professionals alike.

Upon entering, you are welcomed into a generously sized hallway, thoughtfully extended to include a modern downstairs cloakroom and enhanced by a roof light that fills the space with natural light. To the front, a bright and airy reception room provides a cosy sitting area, while to the rear, the open-plan kitchen/diner forms the heart of the home. The shaker-style kitchen is well-equipped with provisions for all standard white goods, an electric hob with cooker hood, a built-in double electric oven, and a stainless-steel sink with drainer. Patio doors open directly onto the garden, and a convenient side entrance adds further practicality.

Upstairs, the property offers two spacious double bedrooms—one featuring built-in storage—and a well-proportioned single bedroom. The modern family bathroom is fitted with a sleek three-piece suite, including a P-shaped bath with shower over, a vanity unit with integrated basin and WC, and stylish contemporary tiling.

The rear garden is a standout feature, enjoying a north-facing position with an uninterrupted east-west aspect that allows for sunlight throughout the day. Designed for low maintenance, it includes a patio area that wraps around the side of the house, raised sleeper borders, and a lawned area ideal for children or pets. A high-specification garden building with power and lighting - as well as heating and internet connectivity - offers excellent potential as a home office, gym, garden bar, or creative studio. A garden shed provides additional storage.

To the front, the property benefits from ample off-street parking and a small lawn, while a covered side area offers shaded seating or useful space for bikes and general storage. Gated side access allows for potential vehicular entry to the garden, adding further flexibility to this already versatile home.

- 3-bedroom semi-detached home
- Open-plan kitchen/diner with patio doors to garden
- Low-maintenance garden with patio and lawn
- Off street parking and gated side access
- No onward chain with vacant possession upon completion
- Modern 3 piece bathroom with P-shaped bath and shower
- High specification garden room with power, lighting, heating and internet connectivity
- EPC Rating: C

CG GUILDFORD

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Local Authority: Guildford Borough Council - Tax Band D

Services: All mains services are connected on this property









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 has 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 direct access to Gatwick, 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.



DIRECTIONS

From Guildford town centre, head onto Farnham Road (A31), crossing the railway bridge. Take the 2nd exit and follow the road, eventually passing Tesco on your right. At the traffic lights, turn right onto Egerton Road. Continue along Egerton Road, then turn left at the roundabout onto Southway. Follow Southway onto Cabell Road. Coppice Close is a small turning on your left, and number 1 will be located near the entrance on your right-hand side.

This delightful property combines modern living with practical features in a peaceful yet well-connected location. Early viewing is highly recommended.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		
	74	80

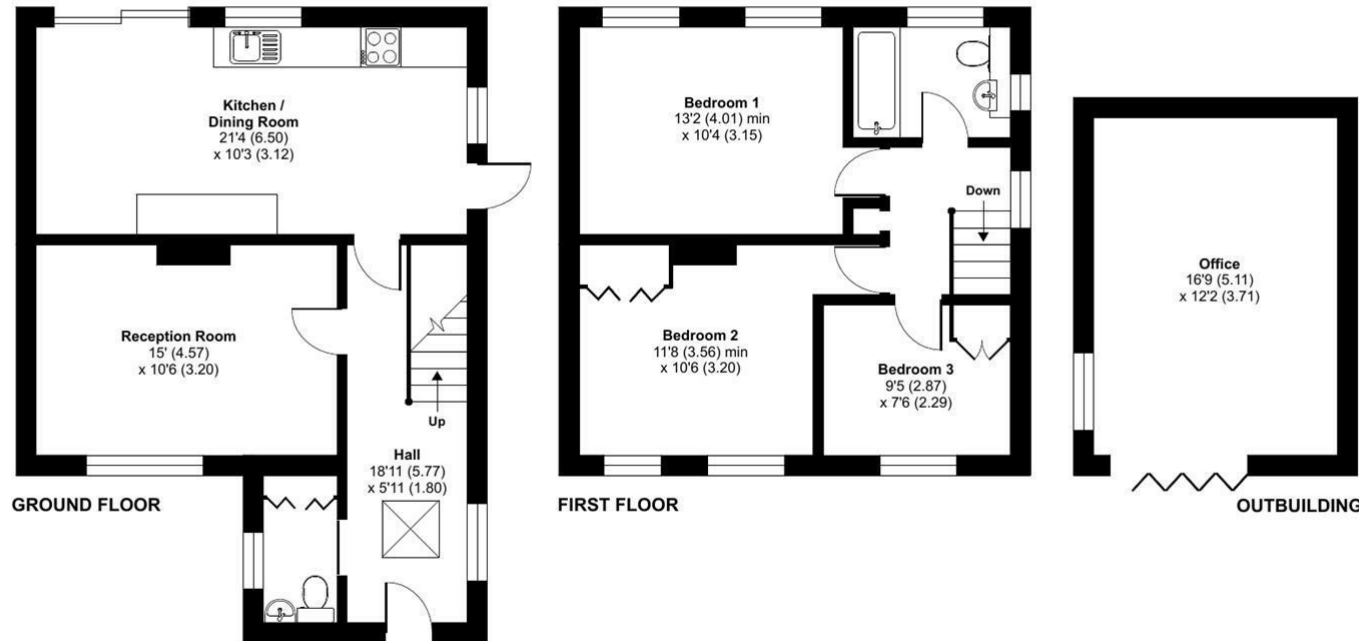
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Approximate Area = 1002 sq ft / 93.1 sq m

Outbuilding = 205 sq ft / 19 sq m

Total = 1207 sq ft / 112.1 sq m

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: 1316603

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

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