



**Flat 2, Newlands, Buckingham Close, Guildford, GU1 1TR**



## FLAT 2, NEWLANDS, BUCKINGHAM CLOSE, GUILDFORD, SURREY. GU1 1TR

- Highly favoured location with mature grounds
- Two good sized bedrooms and potential third bedroom
- Rarely available - Two garages!
- Within easy reach of Guildford High Street
- High ceilings and spacious reception rooms
- Spacious ground floor apartment, approx 1200 sq ft
- Two bathrooms
- Opposite the 100 acre Stoke park
- Direct access to secluded patio/grounds
- Potential to re-configure internal layout.



**A spacious ground floor apartment measuring approx. 1,200 sq ft, offering two/three bedrooms, two bathrooms and two garages set within mature grounds neighbouring Stoke Park and within easy reach of Guildford's town centre.**

### THE PROPERTY

Located opposite Stoke Park, set within maintained/mature grounds, a two bedroom, two bathroom ground floor apartment with TWO garages.

With the advantage of a 'SHARE OF FREEHOLD' this prestigious private development has just two separate apartment buildings (12 apiece) and is enviably situated within open delightful grounds. Located just moments from the award winning 100 acre Stoke Park, Guildford High Street town centre is also located within a mile. With London Road train station being within a half mile and the renowned sports Spectrum centre just across the park, Buckingham Close is conveniently positioned. Throughout the home there is excellent natural light enhanced by the feature picture windows, front/rear aspect and the French door access leading out to the communal gardens.

Presented in good order throughout and improved/up-dated by the current owner the apartment lends itself to two/three bedrooms or a 2nd reception depending on requirement. The flexible accommodation comprises; entrance hall with built-in cloaks/storage cupboards, "L" shaped main reception room with dining area and double doors leading to garden/patio, family/study/bedroom three, fitted kitchen with built-in appliances, master bedroom with range of built-in wardrobes, modern en-suite bathroom, bedroom two with built-in wardrobes, modern shower room. gas fired central heating. UPVC double glazing, two garages in nearby block.

The property is available with immediate vacant possession.



## THE GROUNDS

2 Newlands sits within beautifully maintained grounds. There is ample visitor parking and a main driveway that provides access to the garages, recycling point and drying area. There are extensive lawned areas as well as well stocked borders containing a wide variety of mature shrubs and plants.

The boundaries of this private estate are well defined by hedgerow and mature trees. Buckingham Close sets itself apart by having only two superior buildings situated within generous and mature gardens.

## 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

GUILDFORD MIAN LINE STATION | 1.4 miles

LONDON WATERLOO | from approx. 35 minutes by train from Guildford main line station

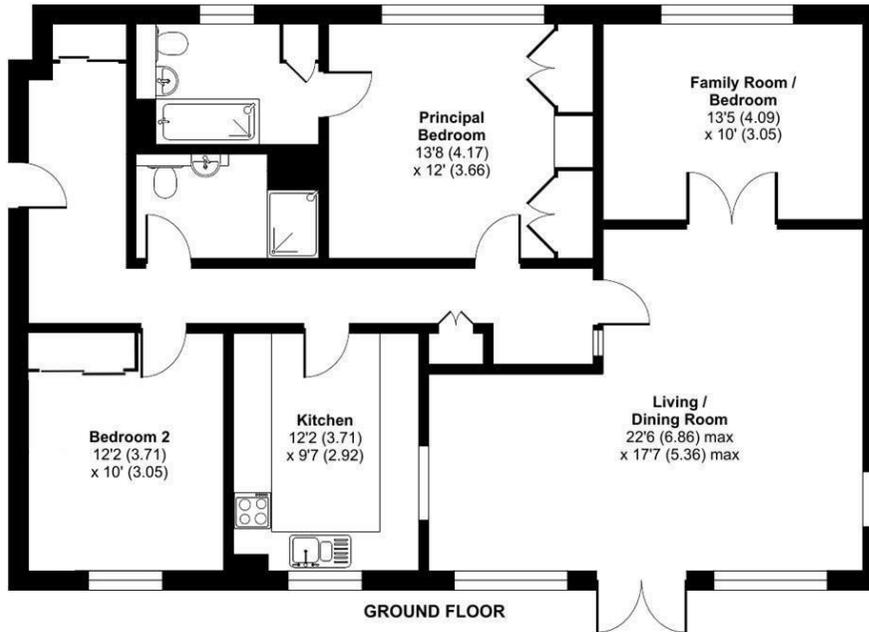
CENTRAL LONDON | 30 miles

HEATHROW AIRPORT | 21 miles

# Newlands, Buckingham Close, Guildford, GU1

Approximate Area = 1194 sq ft / 110.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Clarke Gammon. REF: 1176435

## LOCAL AUTHORITY

Guildford Borough Council

## COUNCIL TAX

Band F

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

24th February 2026

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>		<b>79</b>
(55-68) <b>D</b>	<b>67</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	

## CG GUILDFORD OFFICE

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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

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