



20 Collingwood Crescent, Boxgrove, Guildford, Surrey, GU1 2NS

CLARKE  GAMMON

20 Collingwood Crescent

BOXGROVE, GUILDFORD, SURREY, GU1 2NS

LAUNCH DAY - SATURDAY 12TH SEPTEMBER - BY APPOINTMENT ONLY

20 Collingwood Crescent is a substantial four-bedroom detached family home, situated in an established residential road in the popular Burpham area of Guildford, offering spacious and versatile accommodation together with a good-sized rear garden, driveway parking and an integral garage.

The ground floor provides well-balanced accommodation comprising a generous dual aspect open-plan sitting and dining room. The main reception room has been extended to the rear, with a vaulted ceiling and French doors opening onto the garden. A particular feature of the property is the large kitchen/breakfast/utility room, measuring approximately 24'9" x 18'10" at its maximum dimensions, fitted with a comprehensive range of units, integrated appliances and with direct access to the garden. There is also a downstairs cloakroom and internal access to the garage.

To the first floor there are four bedrooms, including a principal bedroom with fitted storage and an en-suite shower room, together with a family bathroom. Bedroom two is also of particularly generous proportions, while the remaining bedrooms offer flexibility for family, guests or home working.

Outside, the property is approached over a driveway providing off-street parking and access to the integral garage. The rear garden is of a good size, with a paved terrace adjoining the house, an area of lawn and established planting to the boundaries.

The property offers generous family accommodation in a well-regarded residential location, with convenient access to local schools, amenities and Guildford town centre.

- Four-bedroom detached family home
- Open plan reception areas
- Principal bedroom with en-suite shower room
- Driveway parking and integral garage
- Approximately 1,659 sq ft of accommodation
- Large kitchen/breakfast room
- Generous and established rear garden
- EPC: D

CG GUILDFORD

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Local Authority: Guildford Borough Council / Tax Band F

Services: All mains services are connected to this property









SITUATION

Collingwood Crescent is situated within the highly sought-after Boxgrove area of Guildford, a well-established residential location favoured by families due to its excellent schooling and convenient access to local amenities.

Boxgrove itself provides a range of day-to-day facilities including local shops, a post office and nearby green spaces, with the property falling within the catchment of well-regarded schools including Boxgrove Primary School and George Abbot School.

Guildford town centre, approximately 1.5 miles away, offers an extensive and diverse range of amenities including a wide selection of shops, from high street brands to independent boutiques, together with a variety of restaurants, cafés, bars and leisure facilities. The town also benefits from theatres, cinemas and a vibrant cultural scene, as well as beautiful riverside walks along the Wey and access to the surrounding Surrey Hills Area of Outstanding Natural Beauty.

Guildford mainline station provides fast and frequent services to London Waterloo, making the area ideal for commuters, whilst the nearby A3 offers excellent road connections to London, the M25 and the south coast.

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DIRECTIONS

what3words location - [wallet.festivity.lodge](#)

A substantial four-bedroom detached family home offering generous and versatile accommodation, a good-sized rear garden, driveway parking and integral garage in a popular Boxgrove location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

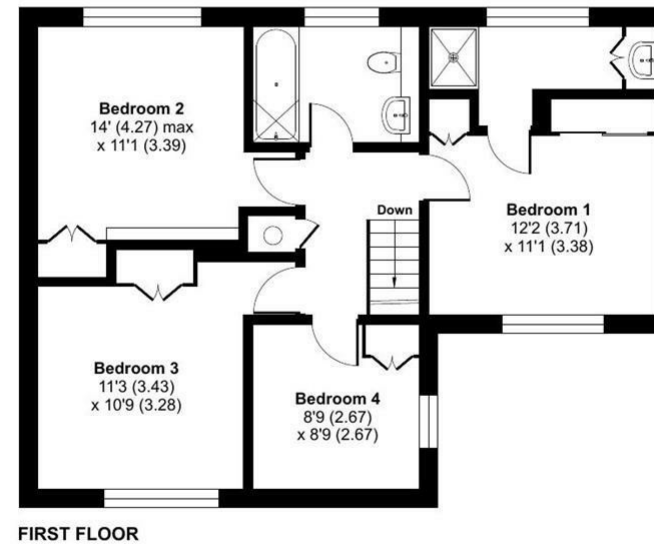
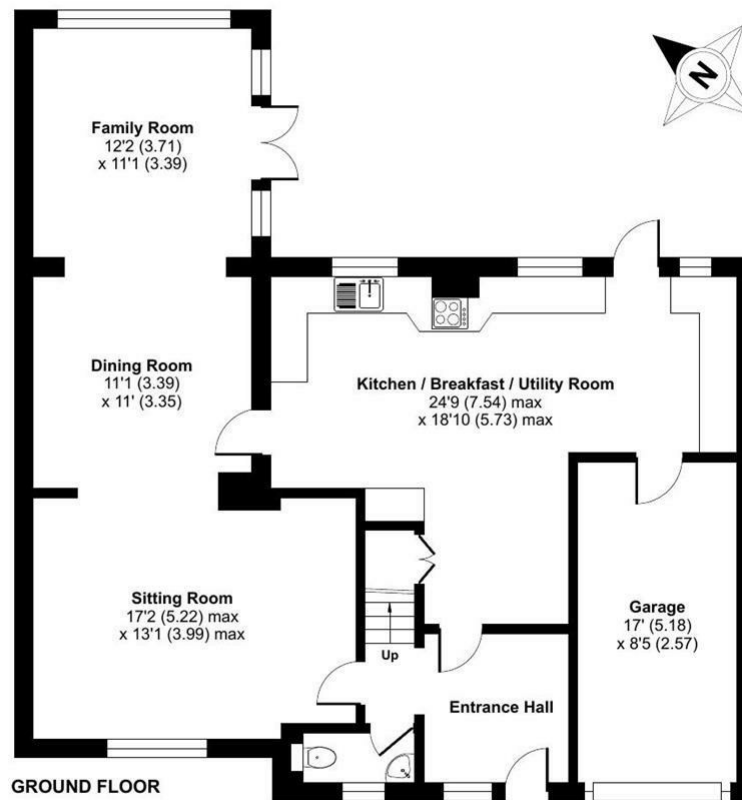
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Approximate Area = 1659 sq ft / 154.1 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 1802 sq ft / 167.3 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 2026. Produced for Clarke Gammon. REF: 1502532

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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LIPHOOK OFFICE
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