



307A & 307B GUILDFORD ROAD, BISLEY

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Nestled in a sought-after location, this limited development of just two exceptional properties offers a rare opportunity to own a home where timeless architectural style meets contemporary living. Expertly built with high-quality timber frame construction and finished with an elegant combination of brick, render, and detailed timberwork, each home is a testament to craftsmanship and design.

From the moment you arrive, the attention to detail is clear — from the thoughtfully landscaped surroundings to the harmonious proportions of the exterior. Step inside and you'll discover light-filled spaces, luxurious finishes, and an intelligent layout designed for both everyday comfort and entertaining. With a strong focus on energy efficiency, quality materials, and considered design touches throughout, these homes offer a perfect balance of style, substance, and sustainability — built to be enjoyed for years to come.



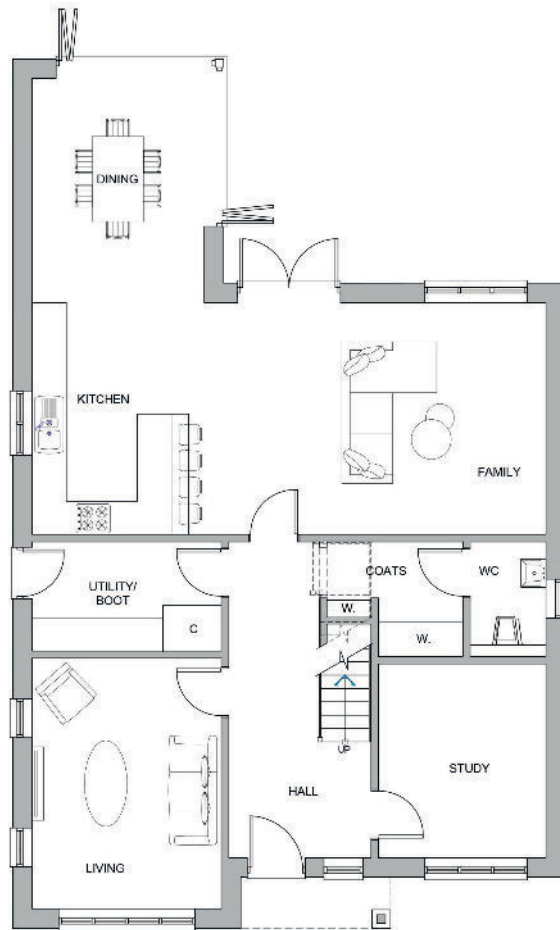
The Brien Group



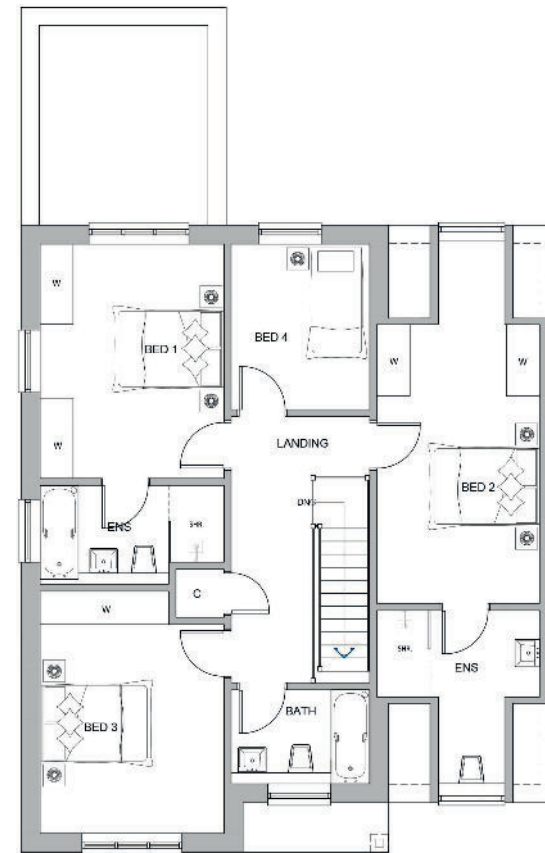
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LAND & NEW HOMES

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307A GUILDFORD ROAD

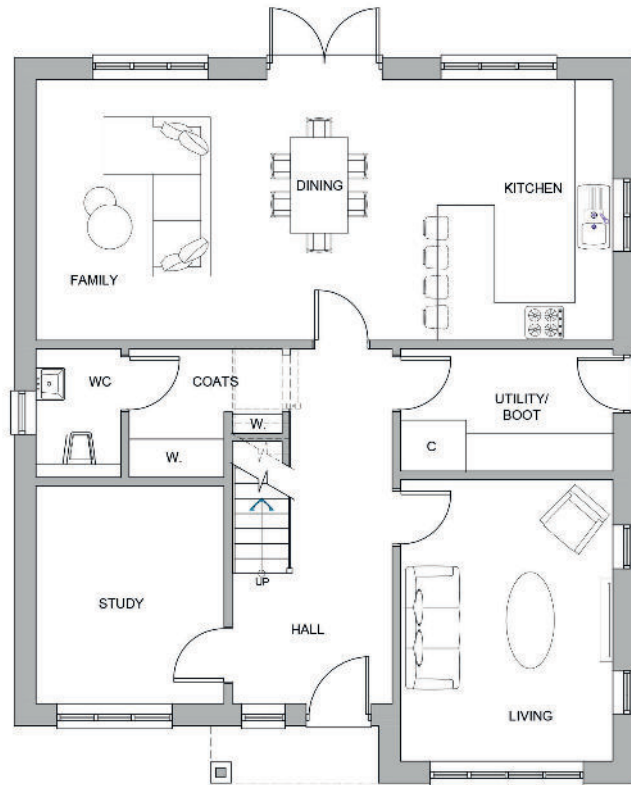


Ground Floor

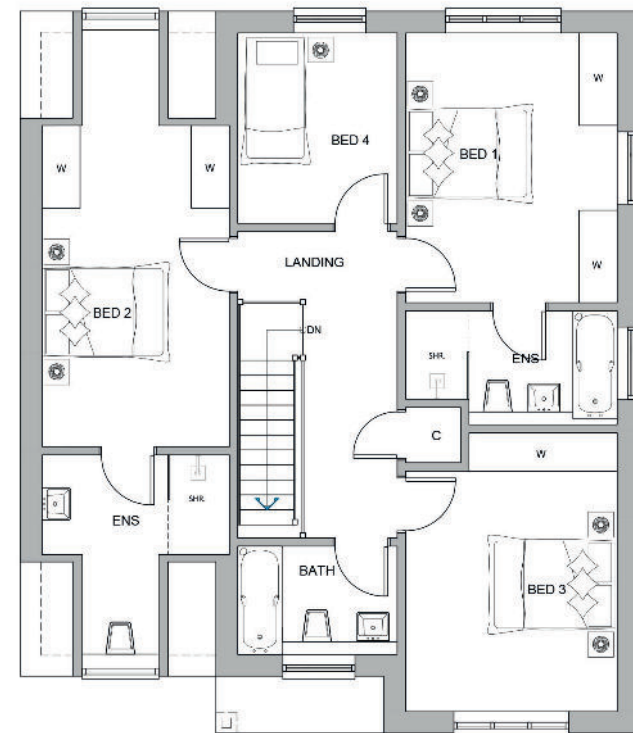


First Floor

307B GUILDFORD ROAD



Ground Floor



First Floor

SPECIFICATION

Construction & Finish

- Attractive brick and render finish with high-quality timber frame construction
- Energy-efficient design with excellent insulation
- Elegant trussed roof with detailed timber work

Windows & Doors

- Double-glazed, white wood-effect uPVC windows
- Hardwood front door with high-security multi-point locking
- Stylish aluminium bi-fold doors to rear garden

Internal Details

- Contemporary black 5-panel internal doors with matt black ironmongery
- Oak handrail staircase with decorative black spindles
- Decorative skirting and architraves throughout

Flooring & Decoration

- European light oak herringbone flooring across the entire ground floor
- Crisp white walls and ceilings for a bright, modern finish

Kitchen & Utility

- Contemporary shaker-style kitchens with quartz worktops
- NEFF integrated appliances including oven, microwave, induction hob, wine cooler, fridge/freezer & dishwasher
- Utility room with quartz worktops, sink, and space for laundry appliances

Bathrooms & En-Suites

- Luxury fittings from Villeroy & Boch, Crosswater & Kaldewei
- Stylish porcelain/ceramic wall & floor tiling
- Heated towel rails and thermostatic showers

Heating & Electrical

- Air source heat pump with underfloor heating to ground floor, radiators upstairs
- Recessed downlights throughout & pendant lighting over kitchen island
- Satin chrome switches & sockets, TV and data points in principal rooms

Exterior

- Block-paved driveway & ceramic-tiled patio
- Landscaped front & rear gardens
- External lighting, tap, and power supply
- Peace of Mind
- 10-year Buildzone structural warranty

LOCAL AREA

Nestled in the heart of Surrey, Bisley offers the perfect balance between peaceful village living and excellent connections to nearby towns and cities. Just moments from your doorstep, you'll find leafy lanes, open countryside, and a welcoming community spirit that makes this area so special.

Perfectly positioned on Guildford Road, you're ideally placed to enjoy the best of the local area. Bisley's village centre provides everyday essentials, while the nearby towns of Woking, Guildford, and Camberley offer a vibrant choice of shops, restaurants, and leisure facilities.

Nature lovers will appreciate the abundance of green space, from the tranquil Bisley Common to nearby Horsell Common and Chobham Common, perfect for weekend walks, cycling, or simply unwinding in the fresh air.

For families, there's an excellent selection of schools in the area, both primary and secondary, alongside a variety of clubs and activities for all ages. Commuters will enjoy fast road and rail links — Woking station offers regular services to London Waterloo in under 30 minutes, and the M3 and A3 are within easy reach.

Whether you're seeking a peaceful retreat, a place to raise a family, or a well-connected base for your work and leisure, Bisley offers a lifestyle that combines the best of Surrey countryside with modern convenience.







Seymours
LAND & NEW HOMES

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The Brien Group

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