



HILL CLEMENTS



ARTINGTON COURT & COTTAGE

Guildford, Surrey



SET IN OVER THREE ACRES IS THIS DETACHED 1970'S HOME WITH A SEPARATE TWO BEDROOM COTTAGE

Offering substantial potential to extend subject to the necessary planning consents
and all located within 1 mile of Guildford Railway Station and High Street

Summary of accommodation

Ground Floor: Galleried dining hall | Drawing room | Kitchen/breakfast room | Utility room | Study | Guest room | Bathroom
Principal bedroom with en suite bathroom | Further bedroom with en suite shower room | WC | Integral garage

First Floor: Two en suite bedrooms, one with dressing room

Lower Ground Floor: Studio | Study | Storage

The Cottage: Living room | Kitchen | Two bedrooms | Bathroom | Boiler/utility room

Garden and Grounds: Significant driveway parking | Tennis court | Carport | Outbuildings

In all approximately 3.05 acres

Distances: Guildford High Street 0.9 miles, Guildford Railway Station 1.0 mile (from 32 minutes to London Waterloo)
A3 2.0 miles, Godalming 3.4 miles, M25 (Junction 10) 9.8 miles, Heathrow Airport 23.0 miles, Gatwick Airport 31.9 miles
Central London 32.9 miles (All distances and times are approximate)

SITUATION

Perfectly poised between countryside calm and town-centre convenience, Artington Court offers a rare balance of seclusion and connectivity. Discreetly positioned within a peaceful setting, the property benefits from effortless access to key routes – with the Portsmouth Road readily available nearby, providing smooth connections into Guildford’s historic town centre and the charming market town of Godalming.

Beyond its prime connectivity, Artington Court is immersed in natural beauty. A short walk leads you to the peaceful banks of the River Wey, where scenic footpaths meander towards Guildford High Street, the charming village of Shalford, or across the protected water meadows – offering a lifestyle of quiet reflection and outdoor pleasure just beyond your door.

For those who appreciate a sense of community and heritage, the much-loved Ye Old Ship Inn is a gentle stroll away. This highly regarded, characterful pub blends rustic charm with a welcoming local atmosphere – perfect for a relaxed evening or weekend gathering.

Artington Court offers a lifestyle defined by space, serenity, and seamless access. Here, you can enjoy the stillness of the countryside without compromising on connection – the perfect setting for elegant, modern living.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer’s market on the first Tuesday of each month.



Schools: The area is well-known for having excellent schooling - both state and private.

Guildford County School, Tormead School, George Abbot School, Guildford High School, Lanesborough Prep School, The Royal Grammar School, George Abbot School, St. Catherine's School, Bramley, Charterhouse School, Godalming, Priorsfield School, Godalming, Aldro School, Shackleford

Amenities

Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre

Sport: Spectrum Leisure Centre, Surrey Sports Park

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Onslow, Pit Farm, Merrow, Birtley

Rowing: Guildford Rowing Club

THE PROPERTY

Artington Court is an elegant and expansive residence offering approximately 6,152 sq ft of beautifully arranged living space, discreetly positioned near the River Wey and within easy reach of Guildford town centre.

The main house is arranged over three floors, centred around a grand galleried dining hall and a very spacious drawing room, perfect for both entertaining and everyday living. A generous kitchen/breakfast room, large utility, and internal access to the double garage provide practicality alongside style.

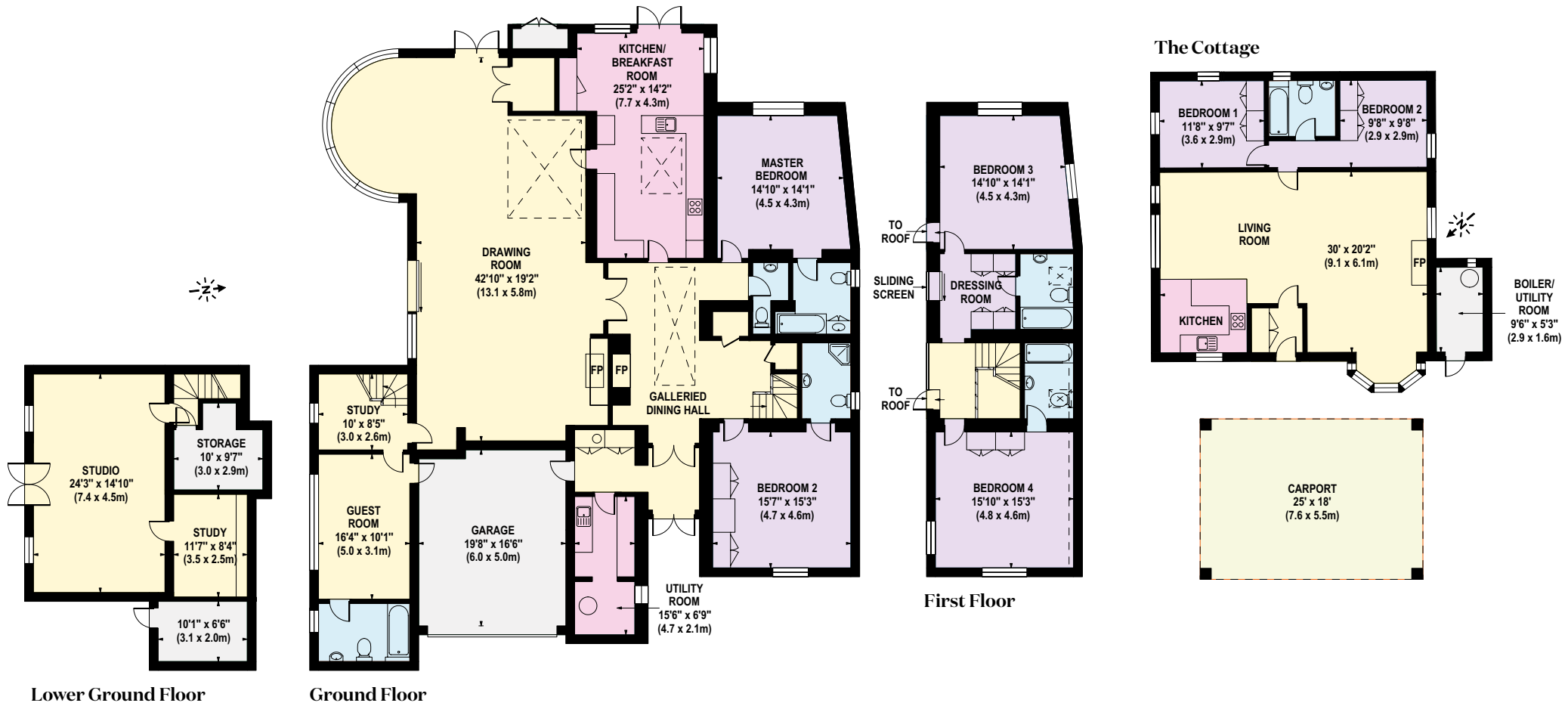
The ground floor offers three well-proportioned bedrooms, all with en suites, including a guest suite, as well as a study. The first floor comprises two further bedrooms, including a luxurious principal bedroom with dressing room and en suite. On the lower ground floor, a sound-proofed studio and a separate study open onto the lower garden – ideal for creative work or quiet retreat.

A separate cottage-style annexe, on the lower ground level with its own entrance, offers fully self-contained living with two bedrooms, a generous living/dining room, kitchen, bathroom, and utility. It also enjoys its own private front garden, providing privacy and independence – ideal for guests, multi-generational living, or rental potential.





- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
Main House: 4716 sq ft / 438 sq m
The Cottage: 986 sq ft / 92 sq m
Carport: 450 sq ft / 42 sq m
Total: 6152 sq ft / 572 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

GARDENS AND GROUNDS

Artington Court is approached via a wide, sweeping driveway leading to a generous tarmacadam forecourt and turning area in front of the main house and garage. A separate spur provides access to a double carport adjacent to the cottage, offering discreet, practical parking for guests or extended family.

The property sits within expansive, beautifully landscaped gardens and grounds, featuring upper and lower paved terraces that flow from the rear of the house—perfect for al fresco dining and entertaining in warmer months. Rolling lawns extend across multiple levels, framed by mature woodland that offers a high degree of privacy and natural seclusion.

A private hard tennis court is tucked away within the grounds, providing excellent recreational space in a tranquil setting. The combination of manicured lawns, elegant terraces, and woodland backdrop creates a peaceful and picturesque environment, ideal for both family life and formal entertaining.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity and gas fired central heating. Shared treatment plant with neighbour.

Directions (Postcode: GU3 1LJ)
From Guildford, take the A3100, Portsmouth Road, towards Godalming. Continue along Portsmouth Road passing Sandy Lane on your right. After approximately 456 ft you will find Artington Court on your right-hand side.

Tenure: Freehold

Local Authority: Guildford Borough Council

Council Tax: Band H

EPC Rating: Artington Court – D, The Cottage – E

Viewings: Viewings strictly by Knight Frank and Hill Clements.







HILL CLEMENTS



We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

James Godley
01483 617919
james.godley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

Scott Wishart
01483 300300
scott@hillclements.com

Hill Clements Guildford
6 Quarry Street, Guildford
GU1 3UR

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2025. Photographs and videos dated July 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](https://www.wordperfectprint.com)