



Eversleigh, Buckingham Close, Guildford, Surrey, GU1 1TR



9 EVERSLEIGH, BUCKINGHAM CLOSE, GUILDFORD, SURREY, GU1 1TR

- Spacious 1,200 sqft 2nd floor flat
- Two/three bedrooms
- Walking distance (within a mile) of Guildford High Street
- Very good natural light
- All mains services including gas central heating
- Lift to all floors flat
- Desirable location opposite Stoke Park
- Fitted kitchen opening to reception room
- Garage in block nearby
- Mature communal gardens



A bright and spacious 2nd floor flat, offering just over 1200 sq ft of accommodation in this sought-after location being directly opposite Stoke Park and within a mile of Guildford town centre.

THE PROPERTY

A bright and spacious 2nd floor flat (accessible by either lift or stairs), situated in a sought-after development and offering in excess of 1,200 sqft of accommodation. Buckingham Close is conveniently situated within a mile of Guildford High Street and also, positioned opposite Stoke Park & Gardens, Guildford's largest and most popular award-winning park with over 100 acres of open space and parkland.

Accommodation comprises: entrance hallway; cloakroom; two double bedrooms with fitted wardrobes, bathroom with shower cubicle; spacious 28ft dual aspect living/dining room with a deep bay corner window and double doors opening through to bedroom three/study/hobbies room. Adjacent to the dining area is the kitchen offering a range of wall and base units with worktops above, space for appliances, a fitted oven/hob and a wall mounted boiler.

Ground Rent: N/A (Share of Freehold)

Lease: approx. 940 years remaining

Service/Maintenance Charge: £4,576.00 per annum for 2026



THE GROUNDS

9 Eversleigh sits within beautifully manicured 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 apartment blocks 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 TOWN CENTRE | 0.9 miles

LONDON WATERLOO | From 37 minutes by train (Guildford mainline station)

GUILDFORD STATION | 1.4 miles

LONDON ROAD STATION | 0.5 miles

GODALMING | 5.4 miles

CENTRAL LONDON | 30 miles

Buckingham Close, Guildford, GU1

Approximate Area = 1222 sq ft / 113.5 sq m
 Garage = 145 sq ft / 13.4 sq m
 Total = 1367 sq ft / 126.9 sq m
 For identification only - Not to scale

LOCAL AUTHORITY

Guildford Borough Council

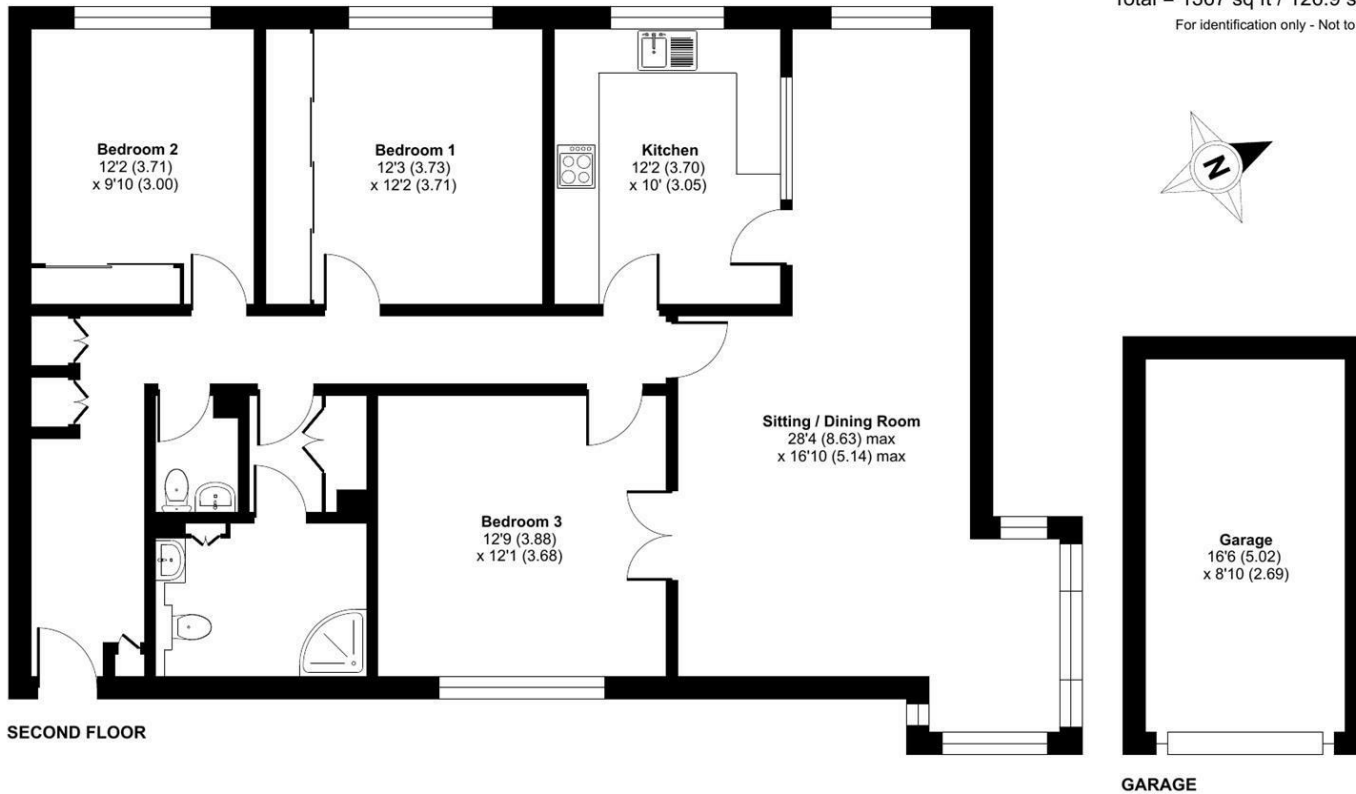
COUNCIL TAX

Band E

SERVICES

Mains water, electricity, mains drainage
 gas central heating

12th June 2026



SECOND FLOOR

GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Clarke Gammon, REF: 1468647

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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	

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DIRECTIONS

From Guildford town centre, proceed east along London Road (A3100), passing Stoke Park on the left. Continue for approximately half a mile from the York Road junction, where Buckingham Close will be found on the right-hand side. Turn into Buckingham Close and Eversleigh is the second block on the right.

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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