



125 Great Goodwin Drive, Guildford, Surrey, GU1 2UB

CLARKE  GAMMON

125 Great Goodwin Drive

GUILDFORD, SURREY, GU1 2UB

Occupying one of the largest plots on Great Goodwin Drive, this well-maintained and well-finished three-bedroom home offers generous living space, superb garden amenities and exciting scope for further improvement or extension, subject to the usual consents. Set well back from the road, the property enjoys a sense of privacy and space rarely found in this popular residential area.

A welcoming hallway provides the perfect introduction to the home, with stairs rising to the first floor. To the rear sits a bright and inviting living room, featuring a large picture window overlooking the garden and a fireplace with mantelpiece forming the focal point of the room.

The kitchen is fitted with modern white units and complementary worksurfaces, with an integrated electric oven and hob with cooker hood over, a single sink, and space for a freestanding dishwasher. From here, a versatile additional room—currently arranged as a study—offers excellent flexibility as a snug, playroom or nursery. At the heart of the ground floor is the impressive dual-aspect family/dining room, a superb space for entertaining, with patio doors opening directly onto the garden.

Upstairs, a bright landing leads to two well-proportioned double bedrooms and a comfortable single bedroom. Completing the package is the modern family bathroom, which is fully tiled and fitted with a P-shaped bath with shower over, basin with integrated storage, WC, heated towel rail and mirror.

- Positioned on one of the largest plots on Great Goodwin Drive, offering exceptional outside space
- Three bedrooms including two generous doubles, plus a modern fully-tiled family bathroom
- Spacious dual-aspect family/dining room with patio doors opening onto the garden
- Extensive garden with large patio, raised beds, mature planting, two log cabins (one with plumbing/electrics; one with sauna and bi-folds), plus separate shed
- Set back from the road, providing privacy and an attractive approach
- Bright living room with feature fireplace and views over the rear garden
- Modern kitchen with white units, integrated oven and hob, plus versatile adjoining study/snug
- EPC Rating: D

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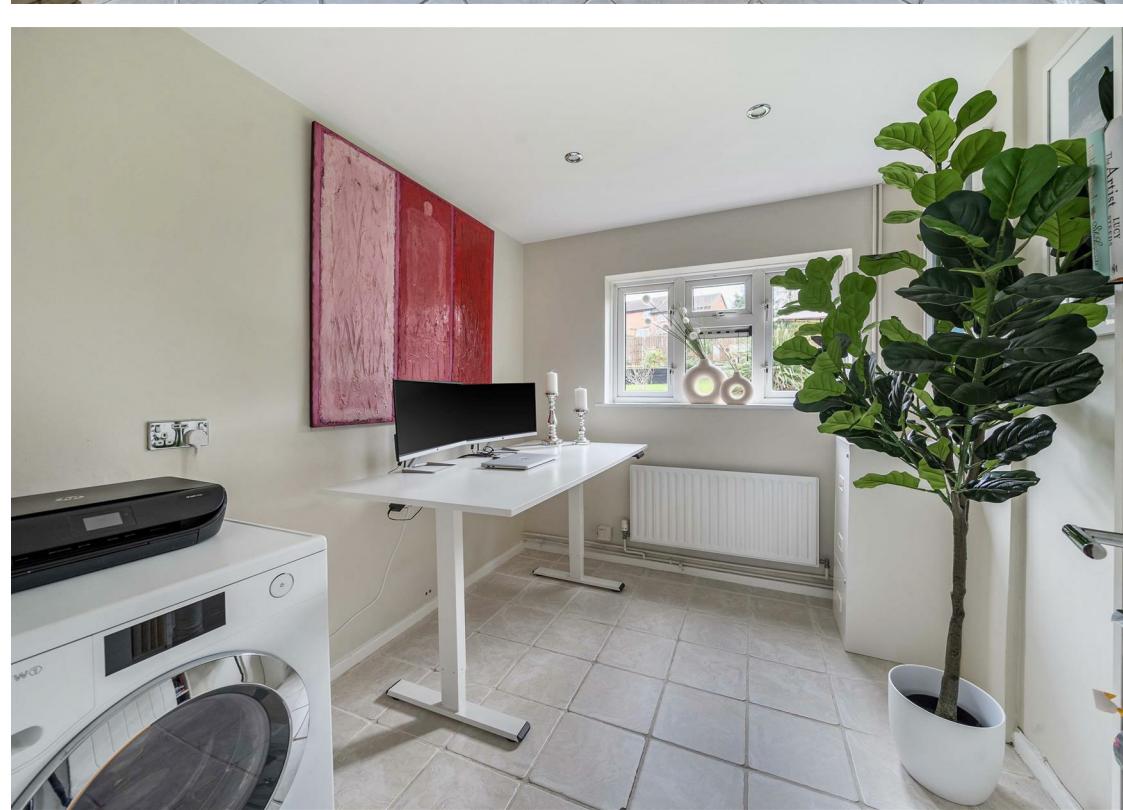
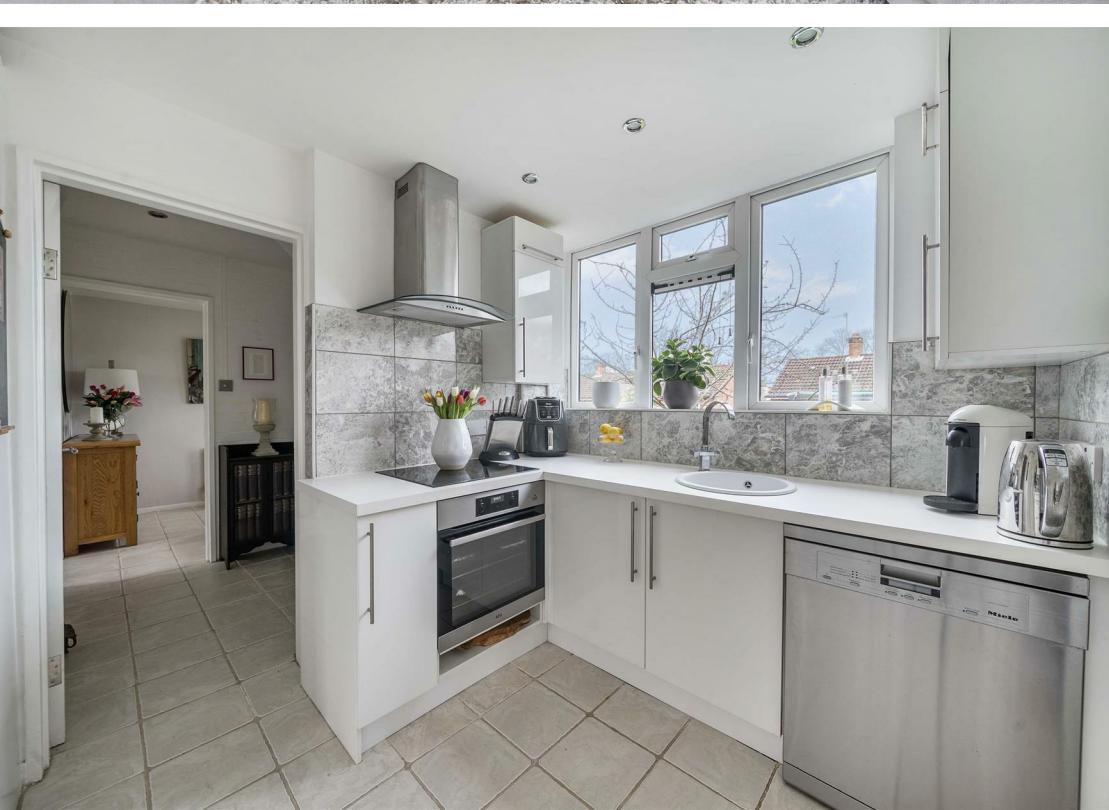
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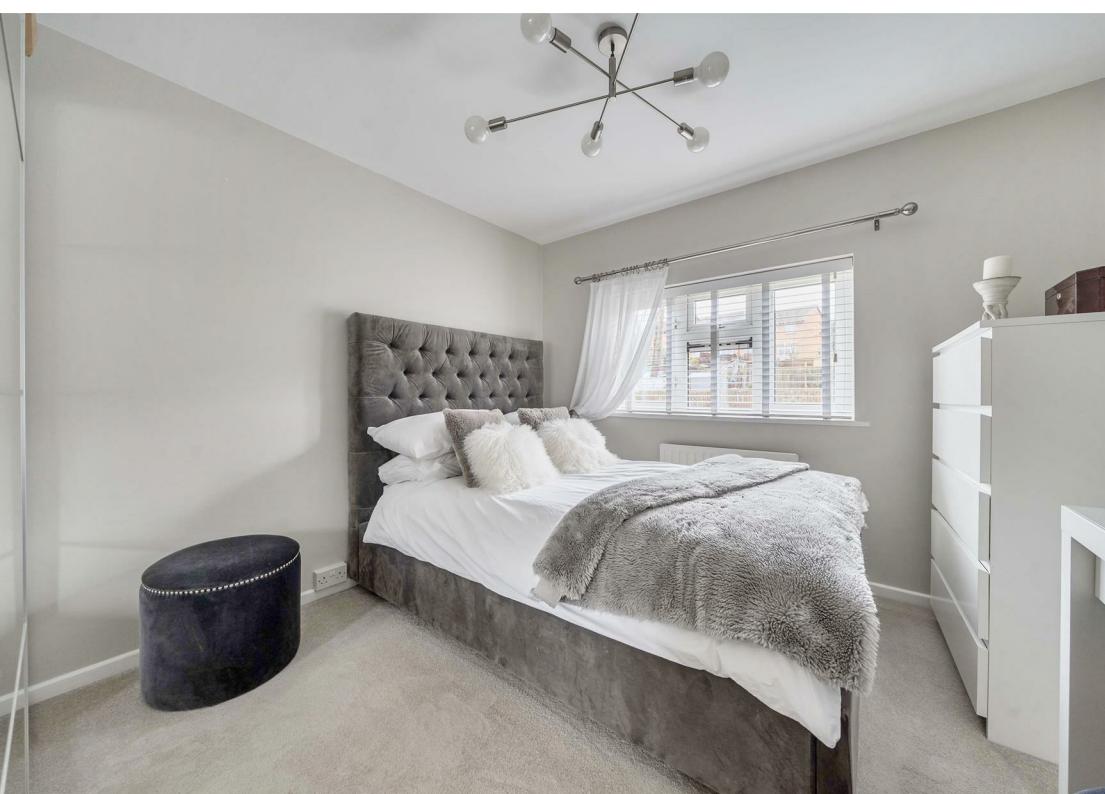
E: guildford.sales@clarkegammon.co.uk

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Local Authority: Guildford Borough Council / Tax Band C

Services: The property benefits from all mains services







GARDEN

The garden is a standout feature—substantially larger than typically found in the area and thoughtfully arranged to create distinct zones. Stepping out from the dining room, a generous patio provides the ideal space for dining and entertaining, complemented by a secluded sun-bathing area and a brick-built BBQ. The remainder of the garden is laid to lawn, framed by raised beds and a selection of mature planting including shrubs, grasses and phormium. The plot also benefits from two high-quality log cabins. The first, positioned close to the house, is equipped with plumbing and electricity—perfect as a garden room, home office or gym. The second is configured as a sauna and garden room, featuring bi-folding doors opening onto its own patio area. A separate garden shed provides additional storage, and there is direct side access into the garden.



SITUATION

Great Goodwin Drive sits within the heart of Merrow, a highly regarded residential area to the east of Guildford, known for its strong community feel and excellent local amenities. Merrow offers a convenient selection of shops including a post office, pharmacy, cafés, a bakery and a well-regarded butcher, along with several popular pubs and eateries. The area is particularly attractive for families thanks to its strong schooling options, with Merrow Infant School, Bushy Hill Junior School, St Peter's Catholic School and George Abbot School all close by. Guildford town centre is only a short distance away, providing an extensive range of shopping, dining and leisure facilities, including the historic High Street, G Live and the Yvonne Arnaud Theatre. For commuters, both London Road and Guildford mainline stations offer fast and frequent services into London, while the nearby A3 provides excellent road links to London, the M25 and the south coast.

A well-presented three-bedroom home on one of Great Goodwin Drive's largest plots, offering generous living space and superb garden facilities.

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

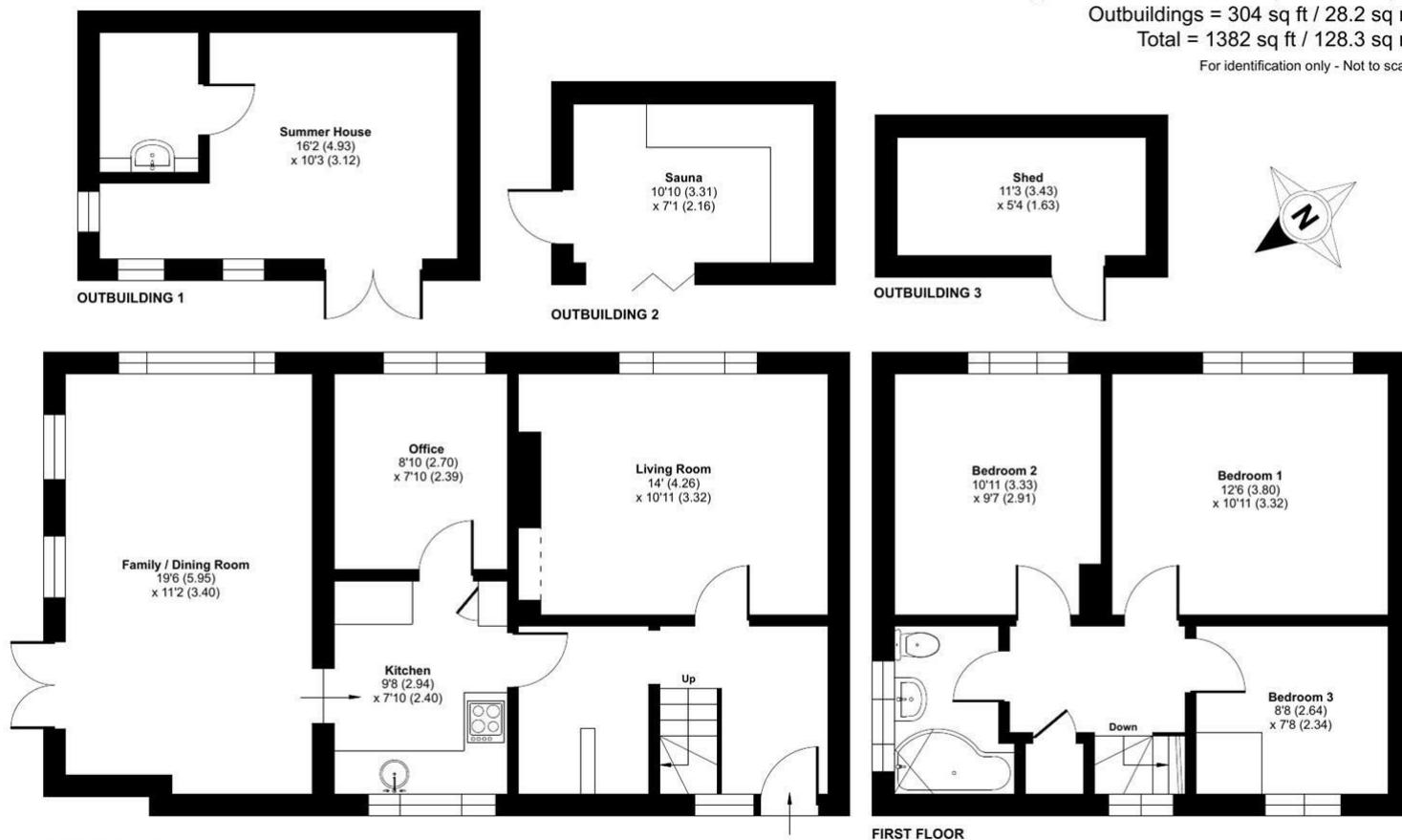
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Approximate Area = 1078 sq ft / 100.1 sq m

Outbuildings = 304 sq ft / 28.2 sq m

Total = 1382 sq ft / 128.3 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). ©nchecom 2026. Produced for Clarke Gammon. REF: 1407836

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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