East Lodge, Liddington Hall Drive, Guildford, Surrey, GU3 3AD

CLARKE C·G GAMMON 1919

East Lodge

LIDDINGTON HALL DRIVE, GUILDFORD, SURREY, GU3 3AD

East Lodge is a characterful two-bedroom bungalow situated on Liddington Hall Drive, once the original driveway to the historic Liddington Hall. As the name suggests, East Lodge was formerly one of the estate's lodges, and today it retains much of its charm and individuality. The property features attractive whitewashed elevations beneath a hipped slate tile roof, with side access and a carport to the front.

Upon entering the home, you are welcomed into a central hallway with warm wooden flooring that continues into the living room. This generously sized, dual-aspect space enjoys views to both the front of the property and the rear garden. A log burner provides a focal point, while French doors open directly onto a large rear patio. Two double bedrooms lead off the living room—one overlooking the front of the property and the other enjoying views of the rear garden. The shower room is fitted with a modern three-piece suite, including a large walk-in shower, WC, and basin.

The kitchen is appointed with cream shaker-style units, black quartz worktops, a Belfast sink, and a Rangemaster oven with cooker hood. Integrated appliances include a fridge and freezer, with space for a freestanding dishwasher. A tiled floor runs through into the dining room, which offers ample space for family meals and gatherings. From here, side access leads to a separate patio area and an outbuilding comprising a storage room and a utility room.

The garden is a highlight of East Lodge. Extending to approximately 80 feet, it is mainly laid to lawn and immaculately maintained, bordered by mature deciduous trees and vibrant, well-established planting. Despite being north facing, the garden benefits from an interrupted east/west aspect, ensuring plenty of sunlight throughout the day.

A substantial pond adds a tranquil focal point, while a large patio wraps around the side of the property, accessible via French doors from the living room. At the far end of the garden, a generous summer house with its own terraced area offers excellent potential as a home office or garden room.

This unique bungalow combines period charm with modern convenience; all set within a peaceful and desirable location in Guildford.

- **Charming 2-bedroom bungalow with period character, formerly part of the historic Liddington Hall estate**
- **Stylish kitchen with cream shaker units, black quartz worktops, Rangemaster oven, and Belfast sink**
- **Beautifully maintained garden extending to approx. 80 feet, with lawn, mature borders, and a substantial pond**
- **Side access, carport, and outbuildings, including utility and storage rooms**
- **Generously sized dual-aspect living room with log burner and French doors to the garden**
- **Modern shower room with walk-in shower, WC, and basin**
- **Large summer house with terraced area - ideal as a home office or garden room**
- **EPC Rating: D**

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Local Authority: Guildford Borough CouncilGuildford Borough Council -
Services: Tax Band D
All mains services are connected to this property

BREAD
DRURY

GARDEN

SITUATION

East Lodge is ideally situated on Liddington Hall Drive, a peaceful residential road that once served as the original driveway to the historic Liddington Hall. Located on the fringes of Guildford, the property enjoys a semi-rural feel while remaining within easy reach of the town's excellent amenities, including a wide range of shops, restaurants, and cultural attractions. Guildford's mainline station offers fast and frequent services to London Waterloo, and the A3 provides convenient access to London, the M25, and the South Coast. The area is also well served by reputable schools and beautiful countryside walks, making it a desirable location for both small families and downsizers.

DIRECTIONS

From Guildford town centre, head north on Woodbridge Road (A322) and turn left at the Ladymead junction, following signs for Aldershot. Continue under the A3 and follow signage for Aldershot Road (A323). Stay on Aldershot Road for approximately 1 mile, passing through Woodbridge Hill. After the Broad Street / Rydes Hill Road roundabout, take the second turning on your right into Liddington Hall Drive. Follow Liddington Hall Drive all the way to the end, where the road becomes unmade. East Lodge will be directly in front of you.

A charming former lodge blending period character with modern comfort, set within beautifully landscaped gardens on the historic Liddington Hall Drive.

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Approximate Area = 654 sq ft / 60.7 sq m (excludes carport)
Outbuildings = 155 sq ft / 14.3 sq m
Total = 809 sq ft / 75 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 2025. Produced for Clarke Gammon. REF: 1333458

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.