



LINCOLN HOUSE,  
West Road, Guildford, GU1 2AR



HILL CLEMENTS



## Lincoln House, West Road, Guildford, Surrey GU1 2AR



# HILL CLEMENTS

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**In the heart of Guildford, tucked away from through traffic in the Waterden Road Conservation area, only a short walk from the High Street and all of Guildford's excellent amenities – A beautifully renovated detached Victorian family house on three floors with many stunning features including high ceilings, a feature staircase and original fireplaces**

- 5 BEDROOMS
- 4 BATHROOMS
- RECEPTION HALL WITH LOVELY RESTORED STAIRCASE
- SITTING ROOM
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- CLOAKROOM
- DETACHED GARAGE
- REAR COURTYARD GARDEN

Main line station (Waterloo 38 mins) – 1 mile  
London Rd Station: (Waterloo 55mins) 0.3 mile  
High Street – 0.3 mile

### The Location

West Road is a no-through road situated in the heart of Guildford, just off Waterden Road and within the Conservation Area. The High Street, the shops and all of Guildford's excellent amenities, including the towns numerous restaurants and bars are all within level walking distance. The wide open space of Stoke Park with The Spectrum Leisure Centre is also within walking distance as are the Downs. There are many sought after schools in the immediate vicinity including the Girls High School, Tormead, Lanesbrough, The Royal Grammar School and Holy Trinity Junior School.

### The Property

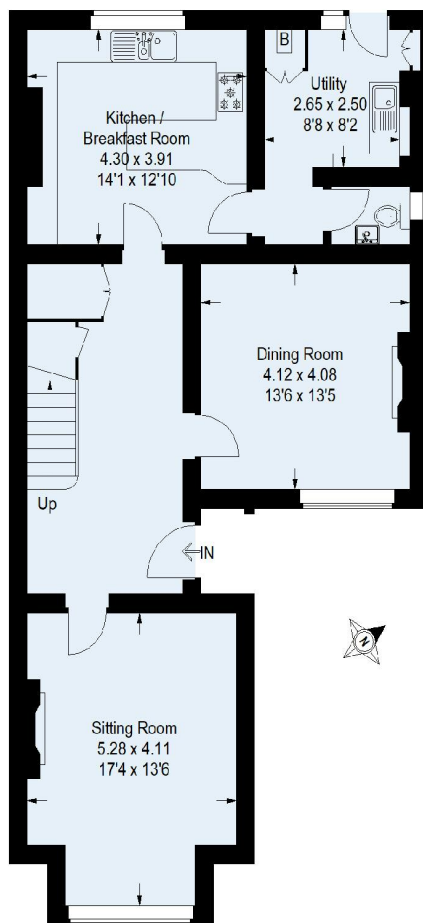
Lincoln House is a fine three storey detached Victorian family house, with attractive elevations of brick and Bargate stone, which

has recently been the subject of a complete restoration programme. All the many original features remain, but have been painstakingly restored and they include high ceilings, a stunning unspoiled staircase and original fireplaces in every room. The roof has been retiled and the windows have all been restored and fitted with sealed unit double glazing. The house has been completely rewired and replumbed and there are lovely engineered oak floors throughout the ground floor reception areas. There is a modern contemporary style kitchen and beautiful similarly styled white bathrooms with contemporary suites. On the ground floor there is a large reception hall and two fine reception rooms with feature fireplaces. The kitchen, utility and cloakroom are situated at the rear with a door to the courtyard rear garden. There are two bedrooms on the first floor, the principal of which has an en suite dressing room and shower room. There is also a large family bathroom on this floor. On the second floor there are three further double bedrooms, one with an en suite and a further bathroom. Outside there is a large undercroft storage area with limited head height and a walled parking courtyard and garage with electric roller door at the front.

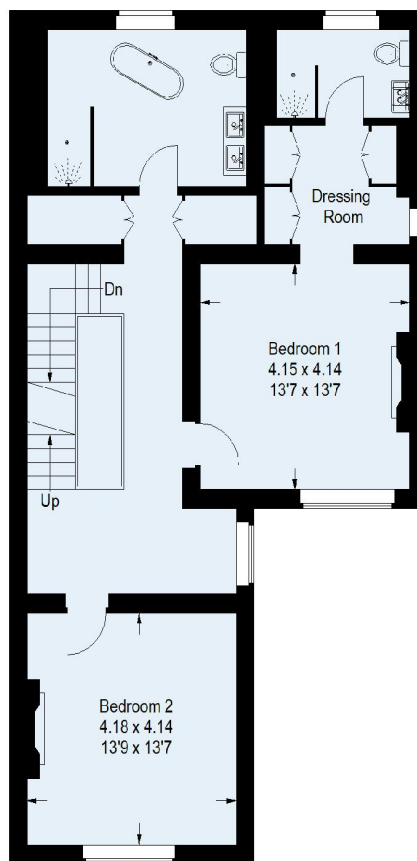
### Directions

From the roundabout at the top of Guildford High Street, take the London Road passing G-Live and turn right at the traffic lights into Waterden Road. Turn right again into West Road and Lincoln House will be found at the end on the right

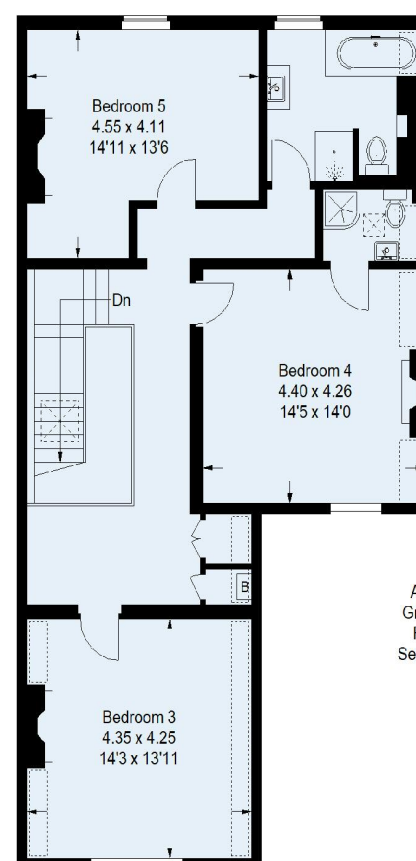




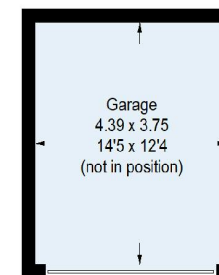
Ground Floor



First Floor



Second Floor



"This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation."

Approximate Gross Internal Area  
Ground Floor = 90.1 sq m / 970 sq ft  
First Floor = 88.9 sq m / 957 sq ft  
Second Floor = 95.5 sq m / 1028 sq ft  
Total = 274.5 sq m / 2955 sq ft

Garage = 16.5 sq m / 178 sq ft

Reduced headroom  
below 1.5 m / 5'0

