

THE COACH HOUSE





THE COACH HOUSE

CHAPEL STREET
GUILDFORD • SURREY • GU1 3UA

Tucked away in a secure courtyard location right in the heart of Guildford, amongst the best bars and restaurants of the town – a completely unique detached former stable, recently beautifully renovated to form a delightful one bedroom town centre cottage/pied a terre, with the rare benefit of a secure parking space

ACCOMMODATION

FIRST FLOOR BEDROOM WITH JULIET BALCONY AND EN SUITE SHOWER ROOM
STABLE DOOR TO OPEN PLAN LIVINGROOM/KITCHEN
DOWNSTAIRS CLOAKROOM

GAS CENTRAL HEATING
AIR CONDITIONING AND VENTILATION SYSTEMS
STORE

SECURE GATED COMMUNAL COURTYARD
PARKING SPACE FOR ONE CAR



01483 565171
231 High Street, Guildford,
Surrey GU1 3BQ
james.ackerley@knightfrank.com
www.KnightFrank.com



THE PROPERTY

The Coach House is an entirely unique detached former stable building with hay loft above, which has just been converted into a beautifully appointed one bedroom town centre cottage. Sitting in a secure courtyard serving only two other properties The Coach House offers private town centre living with a first floor bedroom with fitted wardrobes, en suite shower room and Juliet balcony, and a ground floor living room with fully fitted kitchen and cloakroom. Quality carpets and wooden flooring have been laid and Daikin air conditioning and Nuair ventilation systems have been installed, making the accommodation ready to move into straight away. Outside there is an integral store room housing the boiler and ventilation system, a shared outside store and parking for one in front of The Coach House.

LOCATION

Approached via secure electric gates from Chapel Street to a communal courtyard serving two other properties, The Coach House is incredibly conveniently situated right in the heart of Guildford town centre, amongst the best restaurants and bars of the town and within only 100 metres of the historic High Street. All of the town's comprehensive amenities are therefore immediately available on foot, including the shops, theatres, cinema, restaurants and bars, making the location a great lifestyle choice. There are also many fine walks nearby, either on the Downs, or along the River Wey towpath..

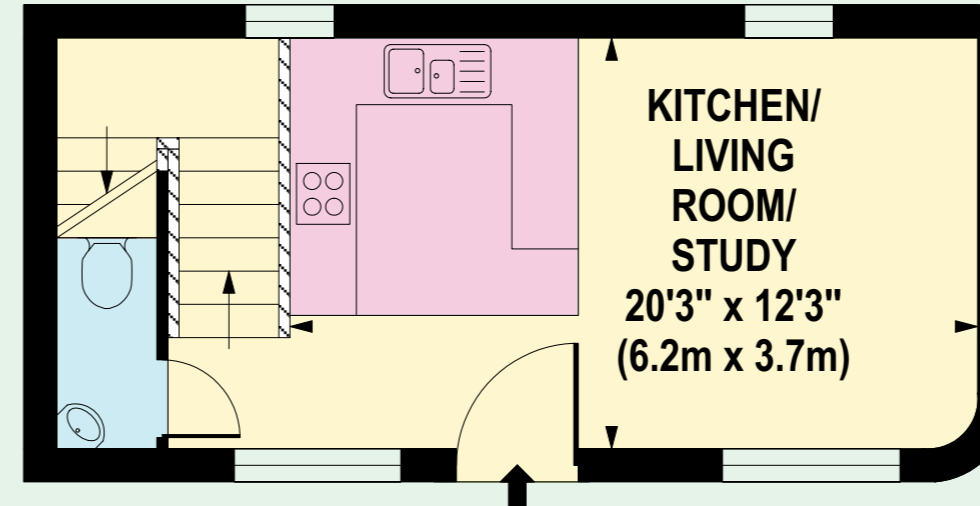
DIRECTIONS

Chapel Street is situated just off the historic section of the High Street and the gates to The Coach House are between Cote and Giggling Squid Restaurants. For access by car it is suggested to park in nearby Quarry Street in a half hour bay or one of the town centre car parks.

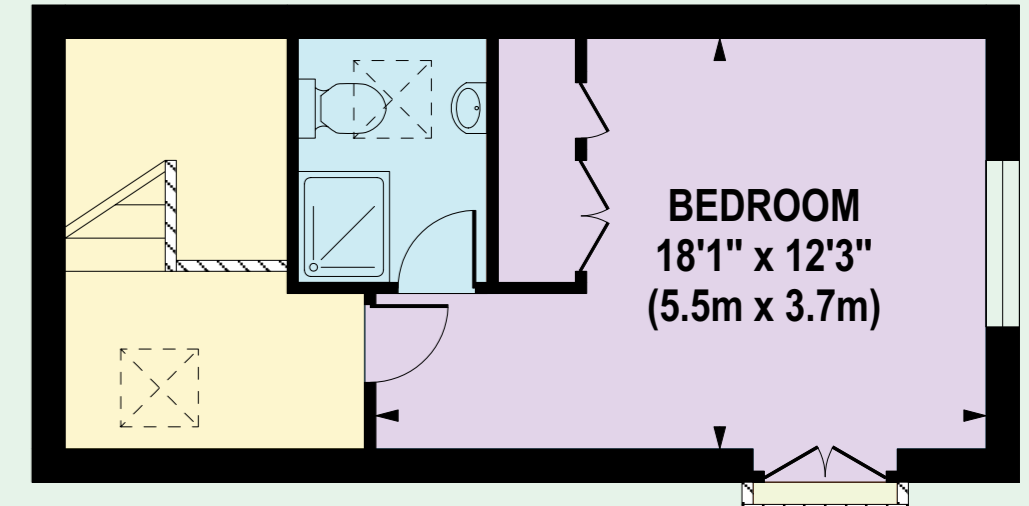




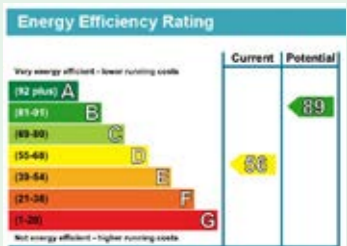
APPROX. GROSS INTERNAL FLOOR AREA 661 SQ FT / 61 SQ M



GROUND FLOOR



FIRST FLOOR



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