

26 EPSOM ROAD

GUILDFORD · SURREY





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An impressive five-bedroomed Victorian family home just 150 yards from Guildford's Upper High Street offering superb potential and ultra-convenient living.

ACCOMMODATION

Vestibule • Entrance Hall
Three Superb Reception Rooms with High Ceilings
Kitchen/Breakfast Room
Conservatory with Access to the Rear Gardens
Cloakroom • Utility Room

Basement • Workshop • Store

Five Bedrooms • Four Bathrooms (Two Suites)

Significant Potential to Extend and Redevelop
Subject to the Necessary Planning Permissions

Driveway Parking
Private South Facing Garden
In all approximately 0.2 Acres

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THE PROPERTY

26 Epsom Road is arranged over three floors and retains a variety of character features adding charm to the home. The accommodation has been renovated since it was purchased in 1992 and continues to offer excellent potential for further renovation and extension subject to the necessary permissions.

The attractive yet imposing exterior of the property, with its double fronted bay windows, leads to the entrance vestibule and larger entrance hall beyond. The hall has a cloakroom and stairs leading to the basement with a workshop room and another room that could be purposed as further storage. The three main reception rooms are interconnected with the open plan drawing and dining room containing character ceiling cornices and feature fireplaces and chandeliers. The front aspected family room also features a characterful fireplace and leads to the cosy kitchen with matching wall and base units, 4-ring induction hob and ceiling mounted extractor fan. The conservatory is the ideal location to relax with guests and family alike overlooking the rear garden with direct access via French double doors. The corridor area leading to the conservatory could be used as another living space if need be. The adjacent utility room completes the accommodation downstairs.

The first floor boasts five generously proportioned bedrooms with the master bedroom and second bedroom containing en suite bathrooms and overlooking the front and rear respectively. There are three additional bedrooms serviced by two family bathrooms containing a low level WC, pedestal wash hand basin and panelled baths. The elevated landing outside bedroom five also offers additional storage wardrobes.



SITUATION

(All distances and times are approximate)



- Guildford's Upper High Street : 0.4 miles
- Central London : 29.6 miles



- Guildford, London Road : 0.4 miles (from 47 minutes to London Waterloo)
- Guildford Mainline Station : 0.8 miles (from 37 minutes to London Waterloo)



- A3 at Guildford : 1.4 miles
- M25 : 9.3 miles



- Gatwick Airport : 33.7 miles
- Heathrow Airport : 22.0 miles



- The Royal Grammar School, Guildford
- Lanesborough Prep School, Guildford
- Guildford High School, Guildford
- Tormead School, Guildford
- St Catherine's School, Bramley
- Priorsfield School, Godalming
- Cranmore Prep School, West Horsley
- Charterhouse School, Godalming
- Cranleigh School, Cranleigh
- George Abbot School, Guildford
- County School, Guildford
- Godalming Sixth Form College, Godalming



- G Live
- Yvonne Arnaud
- Electric Theatre



- Guildford Rowing Club
- Surrey Sports Park
- Spectrum Leisure Centre
- Pit Farm Tennis Club
- Charlottesville Cycling Club



- Guildford Golf Club, Merrow
- Bramley Golf Club, Bramley
- West Surrey Golf Club, Godalming
- Worplesdon Golf Course, Woking
- Clandon Regis Golf Club, West Clandon
- Cranleigh Golf and Country Club
- Sutton Green Golf Club, Sutton Green



- Goodwood Racecourse, Chichester
- Ascot Racecourse, Ascot



- Cowdray Park Polo Club, Midhurst
- Hurtwood Park Polo Club, Ewhurst



- Chichester Yacht Club, Chichester
- Hamble Marinas, Hamble
- Papercourt Sailing Club, Send





GARDENS AND GROUNDS. The property can be approached from the road into a paved driveway with ample off-road parking on offer, bordered by low level brick walls and a range of mature shrubs and trees. The rear gardens are mostly laid to lawn, with further landscaping opportunities available, with a large paved terrace bordered by attractive shrubs and trees granting a degree of privacy. This provides the ideal location for al fresco dining and entertaining of guests.

LOCATION: The property is located in the historically rich town of Guildford, Surrey's only royal town due to the medieval castle being used by the King of England in the 1400s. The town has an extensive variety of local amenities and facilities on offer from the gorgeous High Street with an impressive selection of shops from well-known retailers to independent stores as well as leisure centres, bars, restaurants and the theatre and cinema. The 20th century red-brick cathedral and its golden angel weather-vane overlooks the town adding further beauty.

Located equidistant between London and Portsmouth, Guildford benefits from fantastic access to the surrounding area from its proximity to the A3, providing links to Gatwick and Heathrow Airports via the M25. The mainline train station and London Road station both less than a mile away offers regular connections to London Waterloo within 37 minute. The seaside town of Portsmouth and the relatively unspoiled West Wittering beaches provide the ideal locations to visit during the summer months as well as the rest of the South coast.

There is an excellent choice of schools in Guildford itself, including The Royal Grammar School, Guildford High School, Lanesborough and Tormead, with other schools slightly further afield, including St Catherine's at Bramley, Cranmore at West Horsley and St. Teresa's in Effingham.

SERVICES

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating.

FIXTURES AND FITTINGS

All items usually known as tenants' fixtures and fittings, whether mentioned or not in these sales particulars are excluded from the sales but may be available by separate negotiations. Such items include all fitted carpets, curtains, light fittings, domestic electrical items, garden equipment and machinery.

LOCAL AUTHORITY

Guildford Borough Council - 01483 505050

COUNCIL TAX

Tax Band G

TENURE

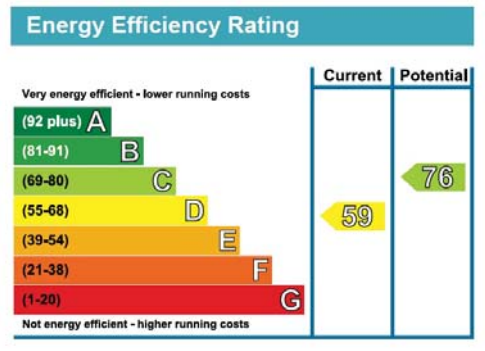
For Sale Freehold

VIEWINGS

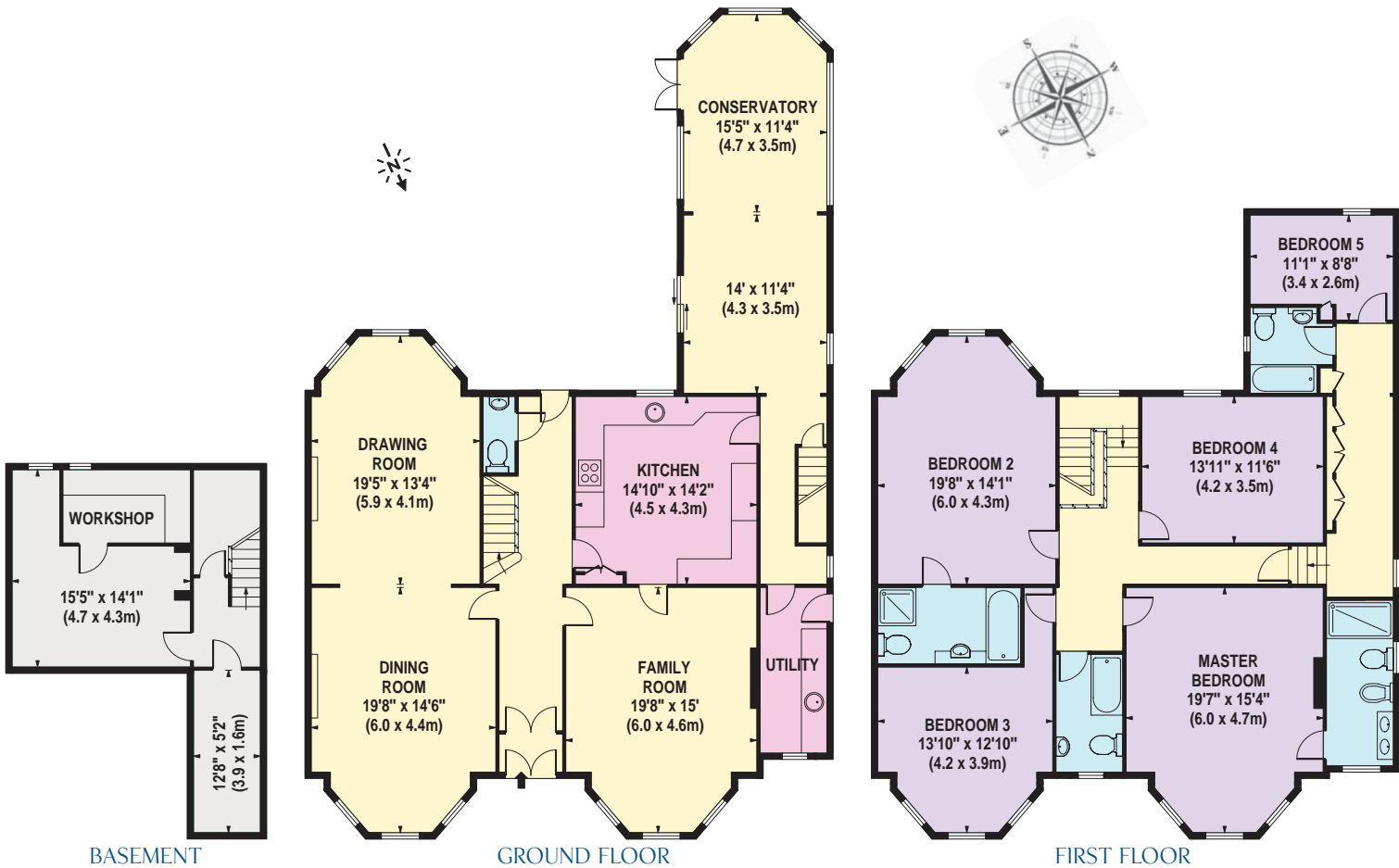
Viewings are arranged by prior appointment strictly through the sole agents, Knight Frank LLP.

DIRECTIONS (GU1 3LE)

From Knight Frank's office in the upper High Street, turn right at the roundabout onto Epsom Road, signposted to Leatherhead (A246) and Dorking (A25). After approximately 150 yards, No. 26 will be found on the right hand side.



APPROX. GROSS INTERNAL FLOOR AREA 3488 SQ FT / 324 SQ M



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PARTICULARS DATED: MARCH 2018. PHOTOGRAPHS DATED: INTERNALLY MARCH 2018 AND EXTERNALLY AUGUST 2017.

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