

# Pewleys.



## 35 Poltimore Road | Guildford | GU2 7PR

A substantial 4 bedroom detached family home on the market for the first time in many years, situated in a highly sought after location within walking distance of Guildford town centre and main line station.

- Substantial 1920s 4 bedroom family home
- 3 reception rooms & kitchen/breakfast room
- Charming mature south east facing garden
- Walking distance of Guildford town centre
- Close to excellent schools & open countryside



## Property Description

A substantial 4 bedroom detached family home, situated in the heart of Guildford, within walking distance of the main line station and town centre

The property provides approximately 2062sq ft of extremely adaptable accommodation over two floors. On entering the house there is a particularly attractive reception hall with a feature staircase leading to the first floor. Light floods down from the large window situated on the half landing. To the front of the property is a spacious sitting room with a working fireplace and a wide bay window with views across to the Cathedral.

The 20'10ft x 13'1ft family/dining room benefits from glass sliding doors which open out onto the rear garden. Accessed through the family/dining room, there is a separate study which has a door opening out to the garden and a door leading into the integral garage. The bright and spacious dual aspect kitchen is well fitted with a range of wall and base units and there is a sunny dining area overlooking the garden. Additionally, there is a downstairs cloakroom. On the first floor, there are 4 double bedrooms, one with en suite shower room, and family bathroom.



The integral double garage offers potential scope for incorporating into further ground floor accommodation subject to planning permission. There is a lovely south east facing garden with well stocked flower borders and mature plants, shrubs and trees, pond, vegetable garden and garden shed. There are views from the rear of the property across to The Mount and to the front of the property the house is approached by a drive with generous parking area. Properties of this size with scope for

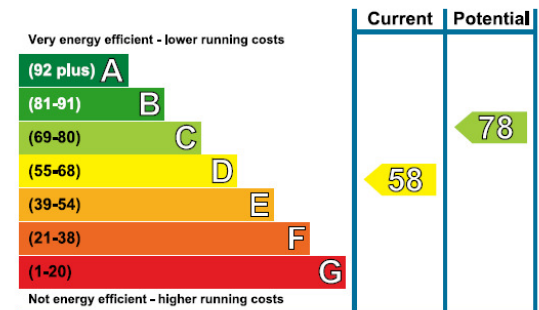


enlargement, stpp, are seldom available on the open market.

The property is within the catchment area of excellent schools including Onslow Infants; St Nicholas Infants; Queen Eleanor Juniors and The County School which has recently achieved an Ofsted rating of Outstanding.

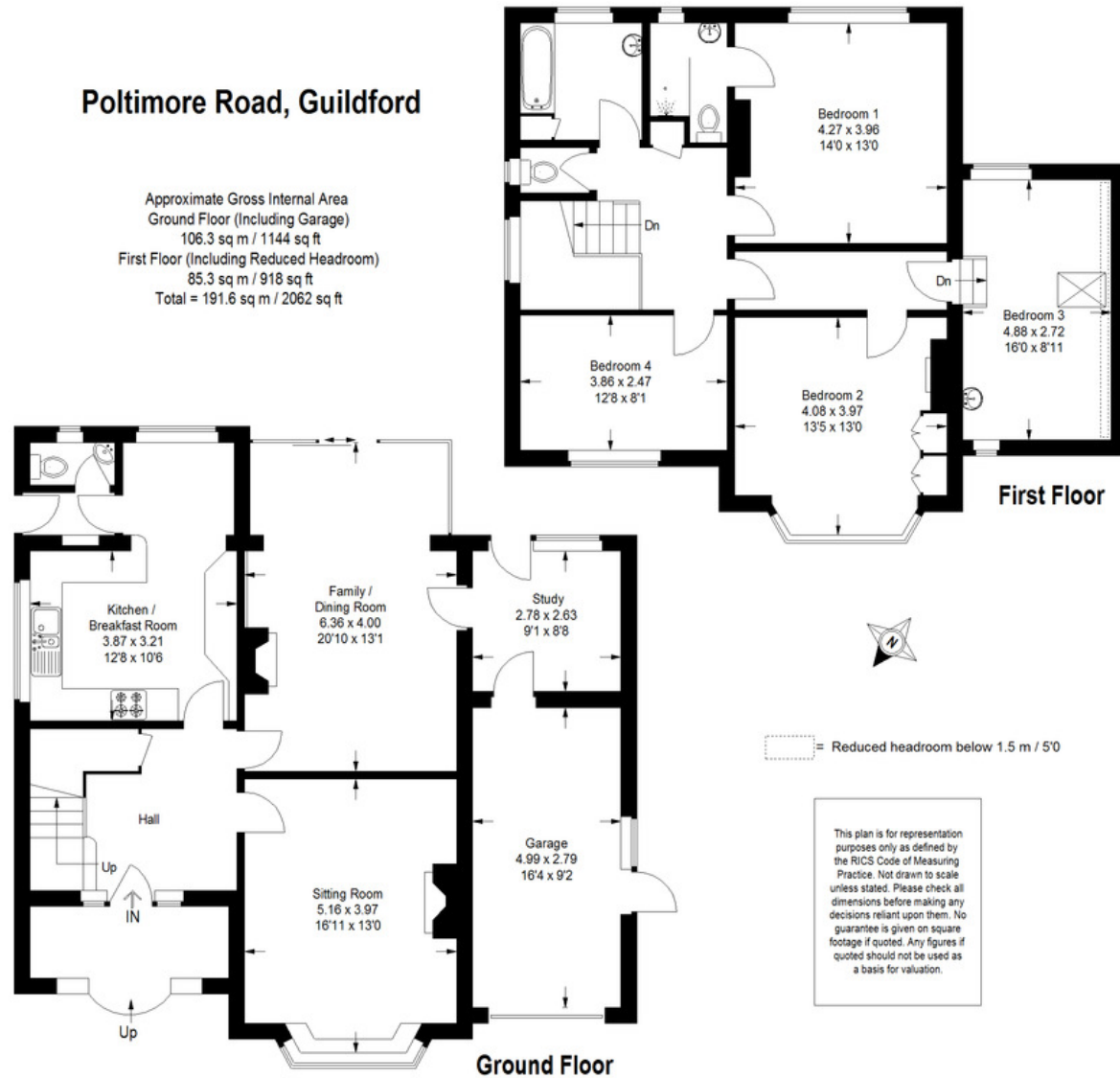
There are 2 railway stations in Guildford and from the main station there is a regular and fast service to London Waterloo taking approximately 37 minutes. The easily reached A3 provides access to the M25 in only about 10 minutes and also to the wider motorway network. London, the south coast, Heathrow and Gatwick airports are all within an hour's drive. Guildford is surrounded by the Surrey Hills, an area of outstanding natural beauty and provides many miles of lovely walks and opportunities for both horse riding and cycling.

### Energy Efficiency Rating



## Poltimore Road, Guildford

Approximate Gross Internal Area  
 Ground Floor (Including Garage)  
 106.3 sq m / 1144 sq ft  
 First Floor (Including Reduced Headroom)  
 85.3 sq m / 918 sq ft  
 Total = 191.6 sq m / 2062 sq ft



Richmond House, Station Row, Shalford  
 Guildford, Surrey, GU4 8BY

[www.pewleys.co.uk](http://www.pewleys.co.uk)  
 01483 304344  
[info@pewleys.co.uk](mailto:info@pewleys.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and, whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Pewleys.