



45 The Mount, Guildford GU2 4HN



COLLINS
Independent Estate Agent





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Offers in excess of £549,950
Freehold

Set high above the town, just a short walk to the North Downs, town centre and mainline station, this grade II listed cottage is perfectly located for both a town and countryside lifestyle. The property is one of a pair of red brick cottages with detailing and panelled sash windows under a low hipped slate tiled roof dating from circa 1840. There is a secluded courtyard garden to the rear which enjoys a south east aspect and also side access. The cottage is a good size featuring two reception rooms, a re-fitted shaker kitchen, converted basement and two good bedrooms and full bathroom, with a shower on the first floor. Fireplaces, a log burner and oak flooring are some of the most memorable features but the whole property is full of character combined with modern design influences. The boiler is a combination boiler and being listed there is no requirement for an EPC. Parking can be found in the marked bays in and around the Mount for permit holders in zone B.



- Over 1000 Sq Ft
- Grade II listed
- Beautiful interior
- Converted basement
- Council tax band - D





Over 1000 Sq Ft - This location is superb. Guildford's fine town centre is a few hundred metres at the foot of the hill, accessed across the pedestrianized Town Bridge over the River Wey, with its National Trust navigations and locks. A few hundred meters above the house are the fields and open meadows of the Hogs Back with views north and south. The North Downs Way is just a 10 minute walk away. Also within a very short walk is Guildford station, with fast and frequent links to London and the coast, and to the airports and the west. This home enjoys the best of both worlds, town & countryside.



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Approximate Area = 1012 sq ft / 94 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Mark Collins (Guildford) Limited. REF: 852569



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