



1 A Sydenham Road, Guildford GU1 3RT



**COLLINS**  
Independent Estate Agent





## 1 A Sydenham Road Guildford GU1 3RT

£775,000

Freehold

This unique charming and Grade II listed property is one of the finest character homes I have seen for some time in central Guildford. The property is full of features both inside and out but has the added bonus of lapsed planning permission for a contemporary extension granted in 2018. The interior is quite simply stunning with a blend of period features and 21st century comforts and styling. There have been many improvements in more recent years that include, a new gas central heating boiler in 2021, window shutters, damp proofing, a log burner and outside the landscaping and creation of a town centre garden to the elevated rear and private front. Most memorable features are many but to summarise include the grand sitting room, stylish kitchen, luxury bathrooms and great sized master bedroom. Many period homes like this often lack practicality and flow to them but not here. The additions over the years have been thoughtfully planned around the original fabric of the building, which has been at the fore front of the brief for the outstanding planning permission, not yet executed. Externally there is a basement, not accessed currently from the house but dry, secure and accessible for storage. To summarise if you are seeking something a little different, and have the ability to undertake an exciting project, then this home could be the one.



- 2018 Lapsed Planning (18/P/01752)
- Town centre conservation, Grade II listed
- Parking permit zone D or H
- Council Tax band - D





\*LAUNCH DAY-SATURDAY 10th FEB \*Situating in an almost hidden location at the base of Pewley Hill, this three bedroom period home has it all. Within a stones throw is the Tunsgate Quarter, historic cobbled High Street and restaurants to include the Ivy and Ivy Asia. The very popular March Hare Gastro pub and castle and grounds are also literally on the door step. Pewley downs are accessed at the top of Pewley Hill and the River Wey, with its beautiful walks also a short distance. Guildford mainline station is 0.6 miles in distance and the Castle Hill Nursery is just 0.25 miles or a 5 minute walk.



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# Sydenham Road, GU1

Approximate Area = 1121 sq ft / 104.1 sq m

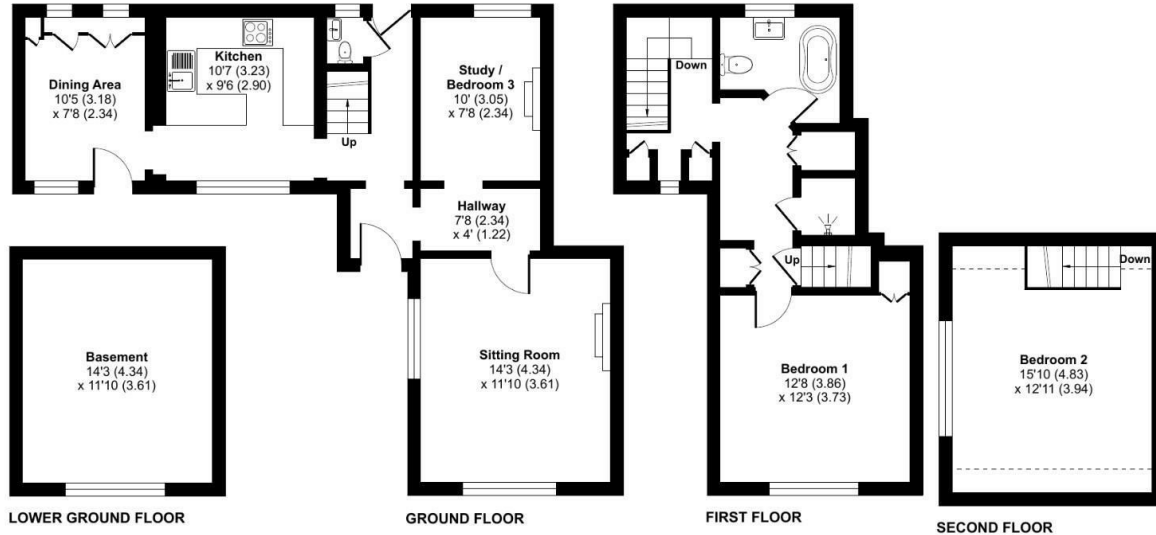
Limited Use Area(s) = 29 sq ft / 2.7 sq m

Basement = 174 sq ft / 16.2 sq m

Total = 1324 sq ft / 123 sq m

For identification only - Not to scale

Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1checom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1080148



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