



16 Cline Road, Guildford GU1 3NB



**COLLINS**  
Independent Estate Agent







## 16 Cline Road Guildford GU1 3NB

£489,995

Freehold

A handsome red brick Charlotteville Victorian house featuring a clever contemporary kitchen extension to the rear overlooking the beautiful cottage style garden that faces south. The recent improvements have been made using the most stylish design themes alongside the original character and fabric of a Victorian home. There are fireplaces, sash windows and a full height black framed glazed gable from the kitchen to the garden. This stunning addition was completed in 2022 and has really put this home on the map. A large living room with log burner, refitted and fully tiled bathroom and two bedrooms are other noteworthy features. If you love a garden, kitchen you can live in and a close proximity to the Upper High St and Pewley Downs, you will love this home.



- Town centre conservation area
- Residents Permit parking
- Gas central heating, Combination boiler
- EPC - D
- Council tax band - D





The best of both worlds with town and countryside on your door step. This is a truly unique place to settle in Guildford town with its strong Charlotteville community spirit, proud heritage and most convenient position for excellent schooling, commuting, leisure and the High Street. Miles of beautiful protected countryside walks and spectacular views are found a few minutes away by foot on Pewley Down. From this location you can walk to school, the shops, the station, restaurants and bars. This is a very special place to live.



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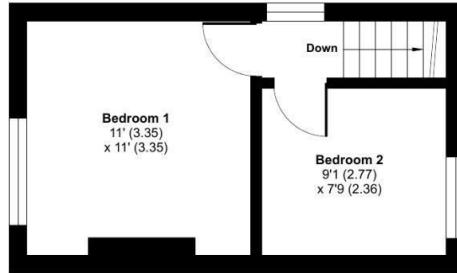
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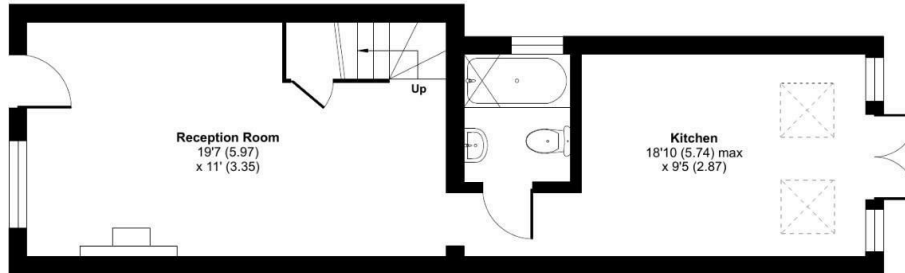
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Approximate Area = 619 sq ft / 57.5 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2024. Produced for Mark Collins (Guildford) Limited. REF: 1119886



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