



10 Chesham Road, Guildford GU1 3LS



COLLINS
Independent Estate Agent





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Guide price £475,000

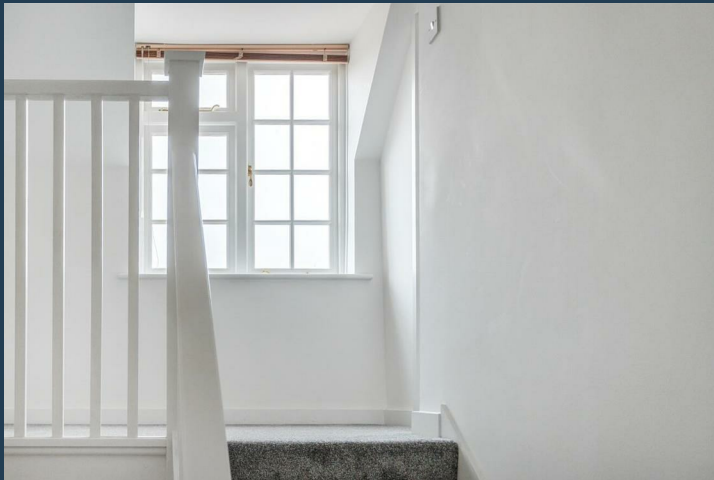
Freehold

Church House represents an exciting and rare opportunity in the Guildford town centre conservation area known as Charlotteville. Having been a commercial offices premises for over a decade my client has now received consent to change the buildings usage to residential to allow a conversion back to a habitable dwelling (GBC Decision notice ref- 25/W/00010) The architects plans provide for a two double bedroom mews type dwelling featuring a large open plan kitchen dining and living space to the ground floor, flanked by a full height double glazed wall looking over a courtyard for parking and eventually private garden space. In addition a study, ground floor bathroom and utility area are planned for the ground floor. Both double bedrooms allow for storage to be built and there is also space for an ensuite shower room.



- Change of use granted under general permitted development from Class E (Commercial/office) to 2 bedroom dwelling (Class C3)
- All mains services connected
- Gas central heated and double glazed
- Off road parking
- EPC - C 69 - B1 Office and workshop rated EPC
- Council tax band - TBC
- All drawings related to approval online at Guildford Borough Councils website, planning dept.
- Planning Ref number - 25/W/00010





Chesham Road is within the much favoured town centre conservation area of Charlottetown. This area is popular for its position between the Upper High Street and the Downs at Pewley. Schooling for children from infants to juniors is well catered for at the highly sought after Pewley Down Holy Trinity School within a few minutes walk. The road is famous for its strong community spirit and convenience for the town. To summarise a lovely place to live in Guildford town.



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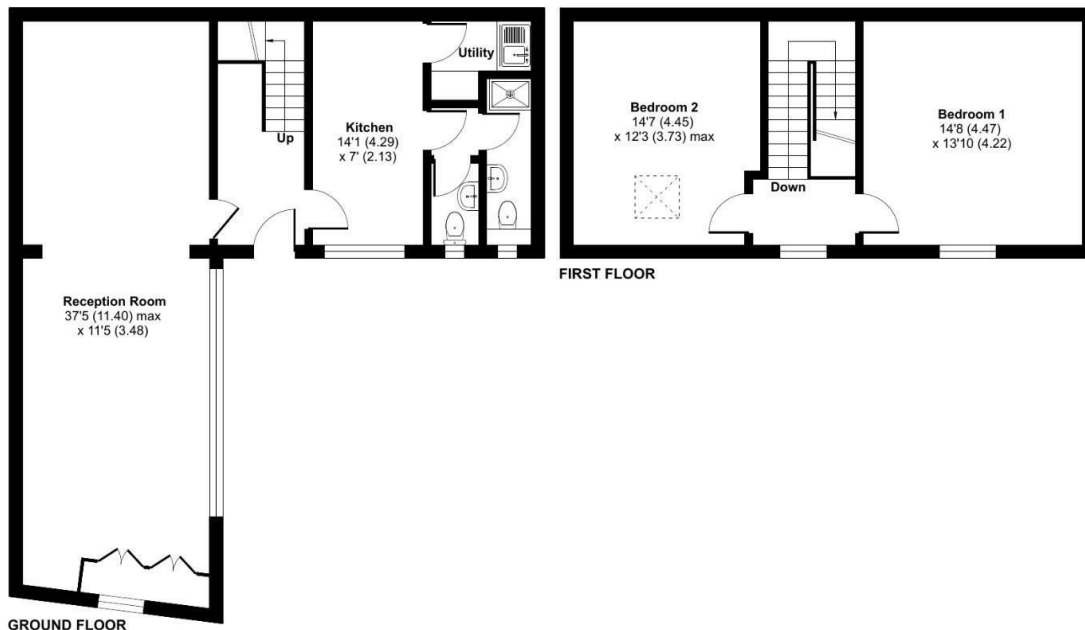
www.collinsguildford.co.uk



Chesham Road, Guildford, GU1

Approximate Area = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



**Certified
Property
Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.
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