



15 James Road, Guildford GU3 1NF



COLLINS
Independent Estate Agent





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Asking price £559,995
Freehold

A beautifully presented 1909 Edwardian house in a quiet no through road just off the village green at Peasmarsh. The property has been modernised and extended to now provide a very comfortable home full of character featuring a superb kitchen extension to the rear that over looks the gardens and woodland beyond. The living space on the ground floor is light and spacious with an oak floor flowing from room to room. Character features include fireplaces, a bay window and log burning stove. Both bedrooms are good doubles served by a generous bath and shower room. In addition there is a cloakroom to the hall downstairs with WC and also a utility room off the kitchen where the boiler is housed. Outside the garden is a good size and well kept backing east with a large level lawn, patio and side access. A very useful and sound proof studio with storage has been built to the far end of the garden and would be a great home office/gym. There is driveway parking off the road with additional parking on the street.

- Stunning Edwardian village home
- Gas central heating and double glazed
- Driveway parking
- Excellent garden studio
- Village location close to Guildford
- EPC - D
- Council tax band - D







This beautifully presented Edwardian house is found in a quiet no through road just off the village green at Peasmarsh. The village is surprisingly close to 3 stations. Guildford mainline is under 2 miles. Shalford is only 1.1 miles and Farncombe 1.4 miles, making the London commute quite possible from this location. Local amenities at Shalford are easily reachable and a Shell petrol station at Peasmarsh offers everyday supplies. The River Wey passes through the woodland behind the garden affording lovely walks along the Wey to Guildford and Godalming.



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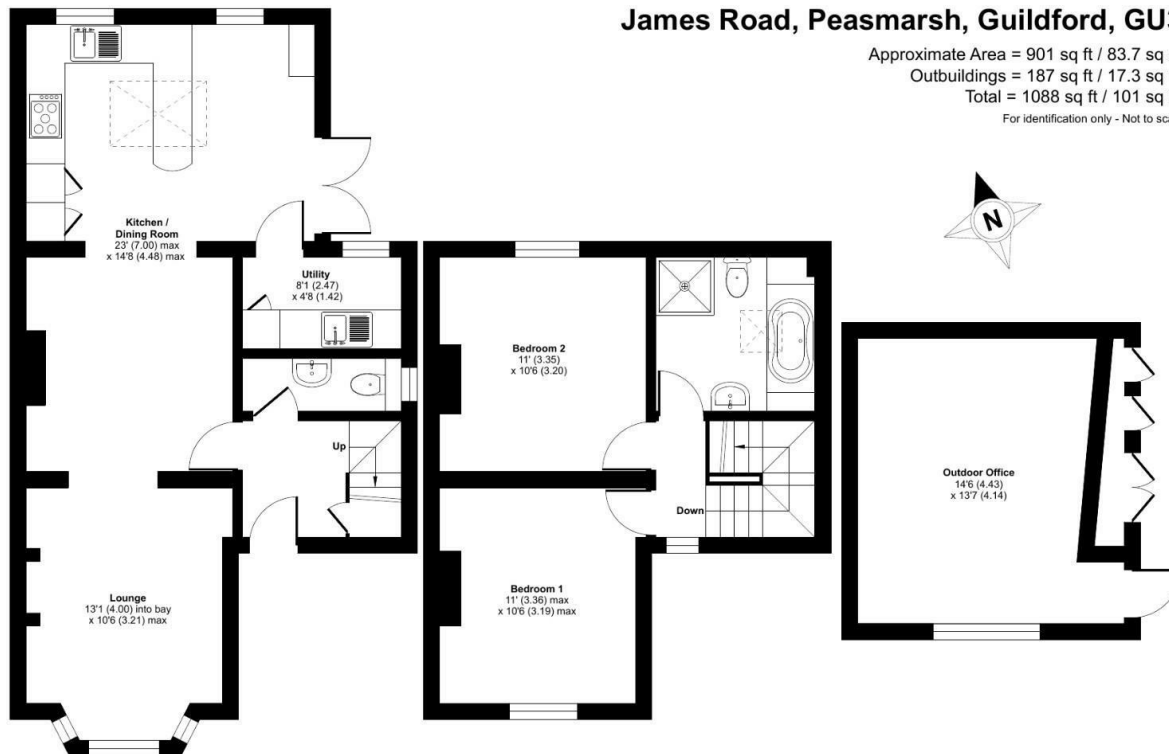
James Road, Peasmarsh, Guildford, GU3

Approximate Area = 901 sq ft / 83.7 sq m

Outbuildings = 187 sq ft / 17.3 sq m

Total = 1088 sq ft / 101 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1280023



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