



41 Pewley Way, Guildford GU1 3PZ



COLLINS
Independent Estate Agent





41 Pewley Way Guildford GU1 3PZ

Asking price £1,250,000
Freehold

An exceptional family home situated between Pewley Down and the Upper High Street. The property dates from 1930's and has been in the ownership of my clients since 1970. The property offers great opportunity but has already been significantly enlarged in 1981 to provide a integral large garage with utility space, two double bedrooms, the main with an ensuite bathroom, and enlarged kitchen and breakfast area. All the principal rooms are a very good size and the alterations enhance the flow of the accommodation cleverly like the house was originally built this way. Far reaching views from the rear bedrooms, a beautiful large garden, the product of many years of nurture, and plenty of driveway parking are other notable features. To summarise, a family house of character, atmosphere and potential in one of the finest locations for families in central Guildford.



- Quiet, established location with views
- Close to schooling
- Five bedrooms
- Over 2000 sq ft in total
- EPC - D
- Council Tax band - F
- All mains services connected





Pewley Way is a well known sought after residential address in Guildford town situated between the Downs at Pewley and Guildfords Upper High Street. The good schools close by act as a magnet for buyers and the proximity of the town and countryside make this a very special place to settle. No 41 enjoys a view to its rear across Charlotteville and towards London. Should the loft space ever be converted a horizon view towards London is possible.



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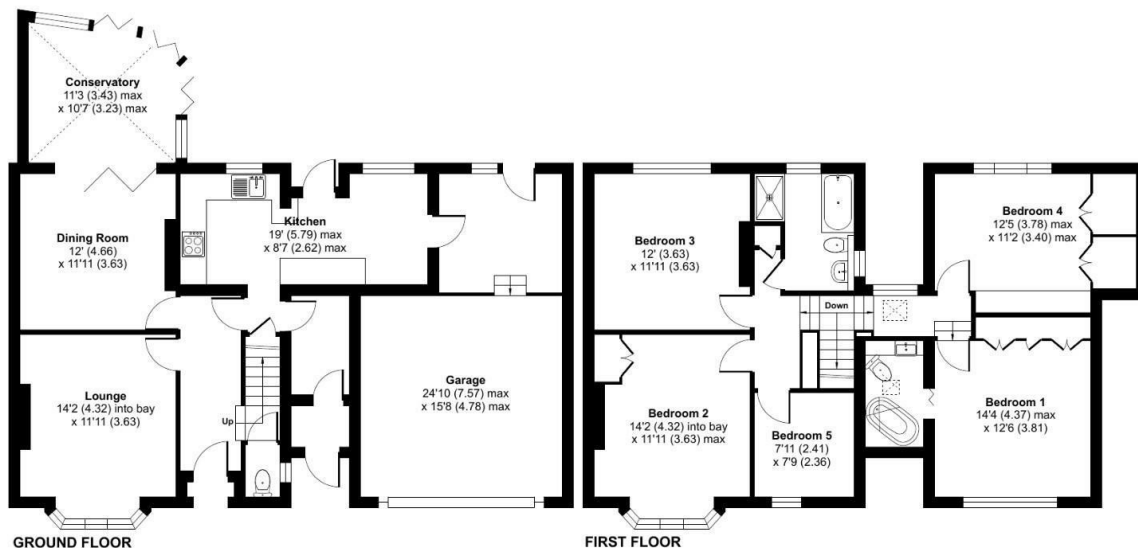
Pewley Way, Guildford, GU1

Approximate Area = 1681 sq ft / 156.1 sq m

Garage = 329 sq ft / 30.5 sq m

Total = 2010 sq ft / 186.6 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). © nichecom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1149259



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