



37 Stoke Fields, Guildford GU1 4LT



COLLINS
Independent Estate Agent





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Asking price £749,500
Freehold

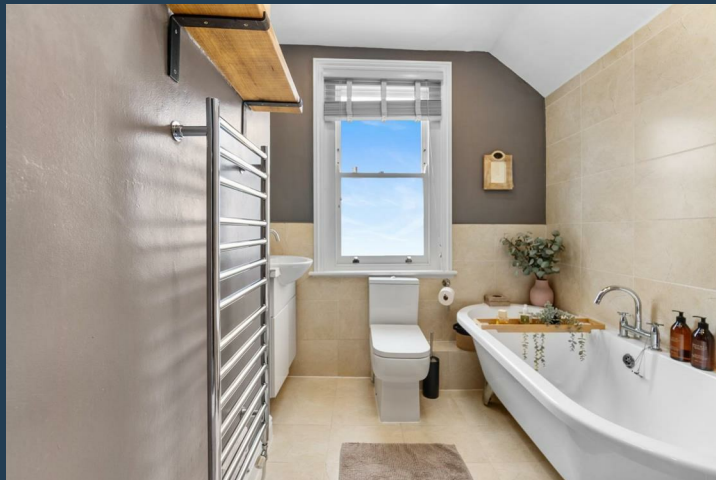
A large three bedroomed Victorian terrace house of character in the pedestrianised conservation area of Stoke Fields. The property features spacious accommodation with high ceilings that is very well presented over four floors featuring a converted loft and basement space. The property benefits from a new slate roof that was completed in 2019/2020, is double glazed throughout, and has a drywall-lined cellar that was converted prior to our clients ownership in 2004.

There are two nice sized receptions rooms with wooden floors and fireplaces and a log burner in the dining room. There is a well equipped a fitted kitchen. For the future there is a possibility of a side return kitchen extension that would be a lovely addition, subject to the usual consents. Outside the west backing garden is quiet, well kept and fully enclosed with a gate giving access to Stoke Grove and the two parking spaces that are on a license with GBC for 5 years at a cost of currently £1200 PA. We understand this is able to be applied for by the new owners.



- Sought after conservation area
- Victorian house of max 1435 sq/ft
- Three bedrooms
- Four floors
- Off street parking on licence from Guildford Borough Council
- First floor bathroom, downstairs cloakroom
- West backing garden
- Two reception rooms and converted basement
- EPC D, Council tax band D





Stoke Fields is a lovely place to live with most of Guildford's attractions being within walking distance. The road is a conservation area and free from through traffic. The Victorian lighting and paving give this mainly pedestrianised street a unique feel. Waitrose, Stoke Park, both stations and the town centre High St are all just a few minutes walk. To summarise a very central location with a unique community atmosphere.



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Approximate Area = 1322 sq ft / 122.8 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 1435 sq ft / 133.2 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: 1339702



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