



Artillery Cottage Drummond Road, Guildford GU1 4NX



COLLINS
Independent Estate Agent





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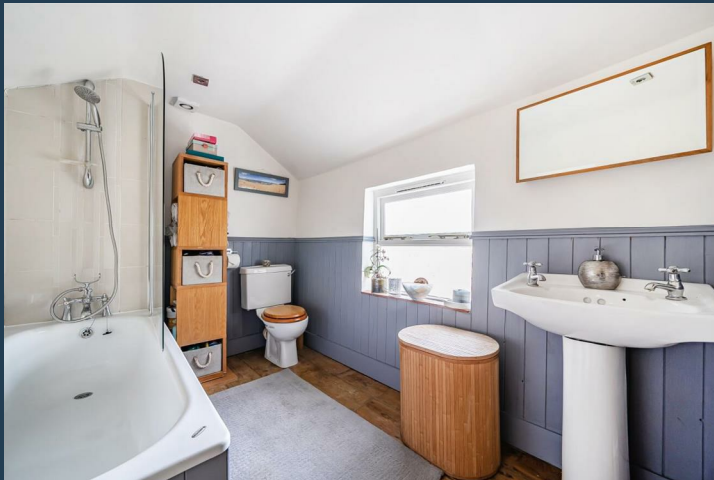
Asking price £573,000
Freehold

Artillery Cottage can be found at the end of this no through road in the heart of the town. You can walk to the station and town easily from here. The property is full of character and features two double bedrooms, two receptions, a cellar conversion and first floor bathroom and cloakroom. My client purchased the property after a full renovation in 1999. Renovations we understand included re-roofing, a rebuilt chimney stack, new stairs, a downstairs WC and the tanking of the cellar. Just last year the cellar was re tanked. Features of the property include wide oak boarded flooring, a fireplace and flint and bargate stone elevations. The property is detached with a south backing walled private garden with rear gated access. There is a large parking space on a separate title that is available by a separate negotiation. Other noteworthy features include a combination boiler for gas central heating and many character features throughout. This is a lovely & unique Guildford home.



- Two first floor bedrooms, basement conversion
- First floor bathroom, down stairs WC
- Large private parking space available by separate negotiation
- Two reception rooms with fireplaces
- Galley style shaker kitchen with quarry tiled floor
- Full of character with a south backing garden
- EPC - E
- Council tax band - D





Artillery Cottage is quite simply a unique detached character home in the heart of Guildford town in a no through road. Walking to the mainline station and High Street is easy from this very central location. Close by is Waitrose, Sandfield School and Stoke Park. The popular Drummond public house borders the property and makes a great "local". The cricket ground and Dapdune Wharf National Trust footpaths along the River Wey are just across the Woodbridge Rd. To summarise, perfect location for Guildford town life.



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Approximate Area = 932 sq ft / 86.5 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: 1285975



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