



Drumlin House Maori Road, Guildford GU1 2EG



COLLINS
Independent Estate Agent





Drumlin House Maori Road Guildford GU1 2EG

Asking price £1,350,000
Freehold

A rare opportunity - In one of Guildfords prime central locations for family homes, this detached property is now on the market for the first time since construction in 1984. Drumlin House is situated opposite RGS Prep and is a short walk to Guildford High School, The Royal Grammar School and Tormead. This quiet and well established road is formed mainly by significant family homes and is close to Stoke Park, The Upper High Street and London Road station. The property was individually designed and constructed in the garden of a neighbouring Edwardian home being set back from the street and featuring a south west backing garden. There are five bedrooms, two bathrooms and three reception rooms totalling 1750 sq ft plus a detached double garage with obvious scope for conversion. The sitting room is a lovely large and light room with newly installed bi-folding doors to the garden. There is potential to enlarge the kitchen without too much alteration by incorporating the utility and dining room as one, that will transform the home.

To summarise, ideally located for schooling, huge potential and a peaceful established road.

- Detached with five bedrooms and no chain
- Two bathrooms (one requiring a refit) down stairs cloakroom
- Three reception rooms
- Kitchen & utility room
- Double garage and plenty of driveway parking
- South west backing garden and terrace
- EPC - D
- Council tax band - G
- Boiler installed in 2023 for gas central heating





A rare opportunity in a highly sought after and well established residential road. Only one mile from the historic cobbled High Street which has a wide range of shopping, social and recreational amenities. Within the immediate area are some highly regarded private schools including Tormead, Lanesborough, Guildford High School and the Royal Grammar School, as well as excellent primary and secondary state schools. London Road Station is 0.5 mile away whilst the mainline station (about 1.5 miles) has fast and frequent services to Waterloo in 38 minutes. The A3 provides access to central London, the south coast and via the M25 to Heathrow and Gatwick Airports. The wide open spaces of Stoke Park are within 0.5 mile, and there is access to miles of beautiful walking countryside on the Downs.



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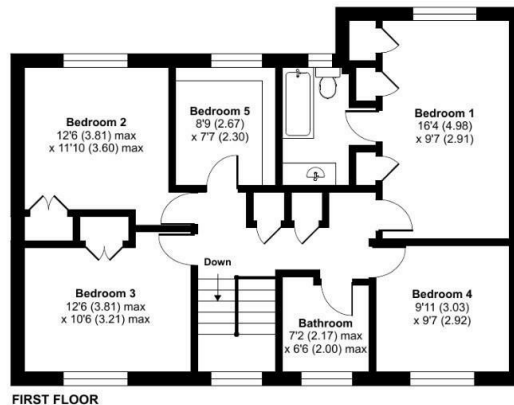
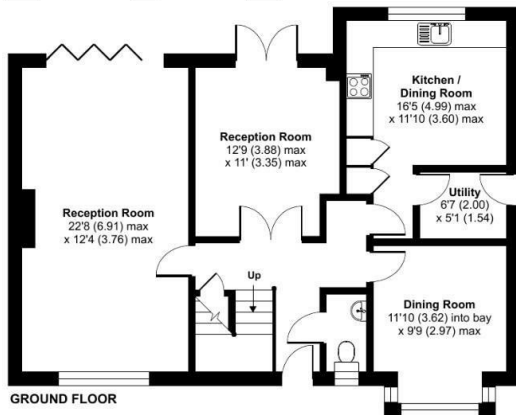
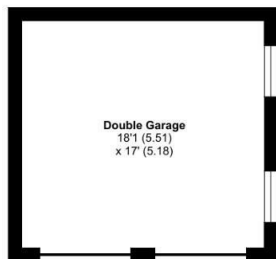
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Approximate Area = 1757 sq ft / 163.2 sq m

Garage = 308 sq ft / 28.6 sq m

Total = 2065 sq ft / 191.8 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 2024. Produced for Mark Collins (Guildford) Limited. REF: 1317292



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