



**CASTLE GATE HOUSE**  
8 Quarry Street, Guildford, GU1 3UR



**HILL CLEMENTS**

## Castle Gate House

8 Quarry Street, Guildford, GU1 3UR



# HILL CLEMENTS

[www.hillclements.com](http://www.hillclements.com)

**01483 300 300**

6 Quarry Street, Guildford, Surrey, GU1 3UR  
[info@hillclements.com](mailto:info@hillclements.com)

In the heart of the town, within the Town Centre Conservation Area, and only 150 metres from the High Street – a 4,789 sq ft Grade II\* Listed period home of immense charm and character with exposed beams, a fine staircase, brick fireplaces and oak paneling, arranged over four floors with a lovely sunny westerly aspect at the rear

- 6 BEDROOMS
- 2 BATHROOMS
- 2 CLOAKROOMS
- RECEPTION HALL
- STUDY
- PANELLED DRAWING ROOM
- FAMILY ROOM
- KITCHEN/DINING ROOM
- UTILITY ROOM
- OFFICE
- STORE ROOM
- SUNNY REAR RAISED DECK AREA

High Street – 150 metres.  
Mainline station (Waterloo 38mins) – 0.5 mile.

### The Location

Castle Gate House is situated in a charming unspoilt street of attractive period properties in the historic heart of Guildford and within the Town Centre Conservation Area. The picturesque High Street is only 150 metres away with its excellent range of shops, and the numerous and varied restaurants and bars of the town are all within a short walk. The Yvonne Arnaud Theatre, the Castle Grounds and the lovely walks along the River Wey Towpath are also very close by. The main line station, providing a fast commuter service to Waterloo is within half a mile's picturesque walk, down the High Street, over the Town Bridge and beside the river. Guildford is very well served by a number of very popular schools, many of which are also within walking distance, including The

Royal Grammar School in the High Street, Guildford High School, Tormead and Lanesborough.

### The Property

Castle Gate House is a charming Grade II\* Listed building with a fascinating history, having been offices for many years and converted to a fine family house eight years ago. Dating as far back as the early 16<sup>th</sup> Century the original building is at the rear with an early 18<sup>th</sup> Century front, and the property was then restored in the early 20<sup>th</sup> Century. There are many fine features, typical of the period, including exposed beams, oak paneling, exposed brick fireplaces and a magnificent main staircase. Arranged over four floors, the 4,789 sq ft of accommodation is flexible and adaptable with beautiful leaded light windows at the rear flooding sunlight through in the afternoons and evenings. Over the last few years, the accommodation has been upgraded and modernised in keeping, particularly with the installation of two lovely bathrooms. A kitchen extension at the rear has also recently been completed providing a stunning area on the lower ground floor with doors out to a westerly facing raised deck and entertaining area.

### Directions

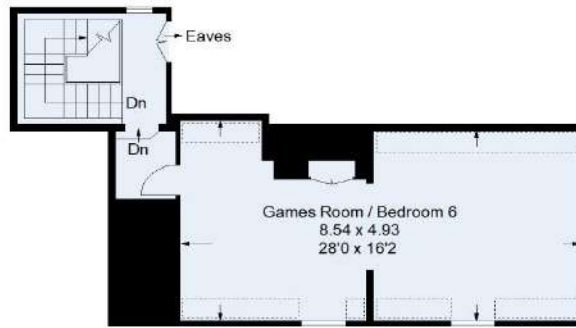
From the bottom of Guildford High Street, bear right into Quarry Street and carry on past the church. Castle Gate House, 8 Quarry Street will then be found on the right hand side, just after Hill Clements' office and Rosemary Alley.





**First Floor**

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

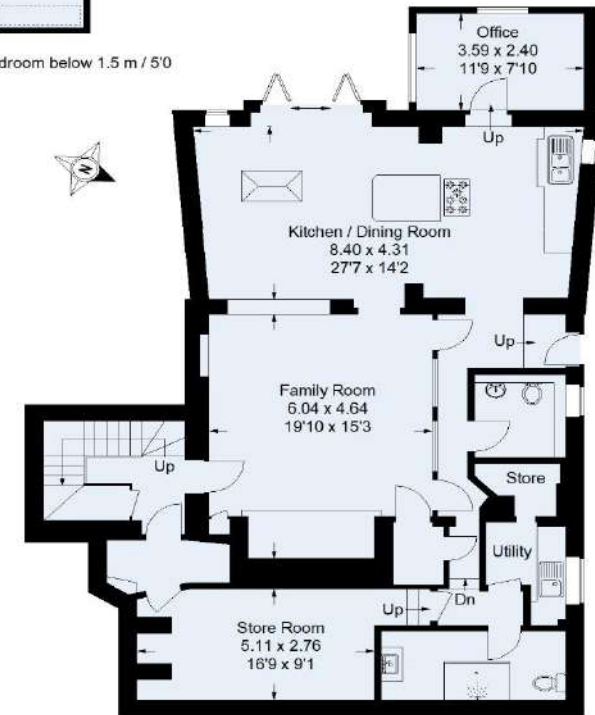


**Second Floor**

Approximate Gross Internal Area  
 Lower Ground Floor = 138.9 sq m / 1495 sq ft  
 Ground Floor = 124 sq m / 1335 sq ft  
 First Floor = 126 sq m / 1356 sq ft  
 Second Floor = 56 sq m / 603 sq ft  
 Total = 444.9 sq m / 4789 sq ft



**Ground Floor**



**Lower Ground Floor**

