



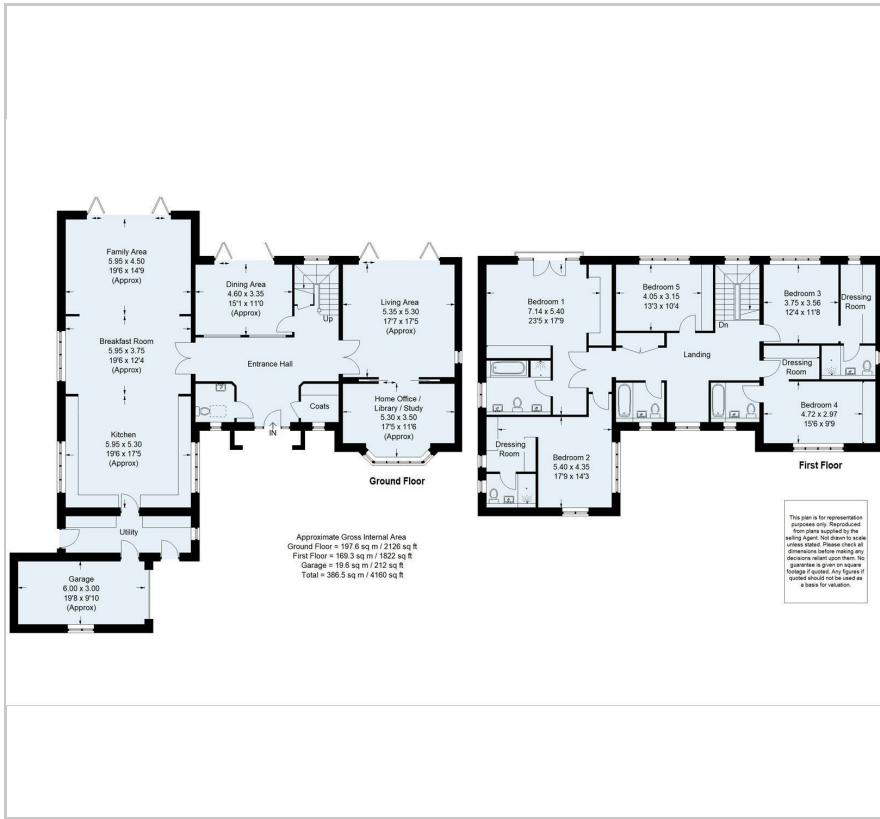
Front Elevation
(Facing Northwest)



Newlyn Cross Lanes
Guildford GU1 2FF



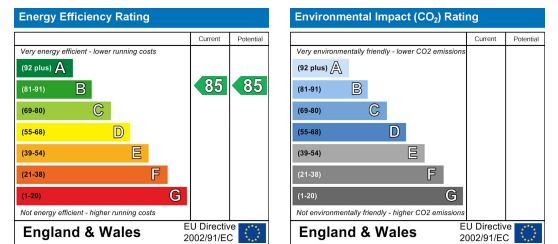
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Hill Clements Office on 01483 300300 if you wish to arrange a viewing appointment for this property or require further information.

- Planning permission for 4,160 sq ft
- 5 bedrooms
- 5 bathrooms
- 3 reception areas
- Very large kitchen/breakfast/family room
- Utility room
- Single garage
- 0.22 acre mature garden plot
- Rarely available central Guildford location



This rarely available building plot stands in a no-through road in a very convenient location in the heart of Guildford, within a short walk of the High Street, both stations, and all the excellent amenities of the town, including the wide variety of restaurants and bars. Many of the town's most sought after schools are virtually on the doorstep, including Tormead, The Royal Grammar Prep School, Guildford High School and The Royal Grammar School in the High Street.

Newlyn has an approved consent (23/P/02083) for the erection of a detached five bedroom home with five bathrooms and light and practical living areas. Designed with family living in mind, four of the bedrooms have en suite bath/shower rooms and dressing rooms. The ground floor has three formal reception areas and a large family kitchen/breakfast/family area with utility room off. Outside there is an attached single garage and a mature garden plot of approximately 0.22 acre in all.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

01483 300 300

www.hillclements.com
 6 Quarry Street, Guildford
 Surrey GU1 3UR
 info@hillclements.com