



**HILL CLEMENTS**  
SALES AND LETTINGS

GUIDE PRICE

**£800,000**

**37, Stoke Fields**

**Guildford, GUI 4LT**



Located in one of Guildford’s most iconic and sought-after town centre locations, this beautiful period property really stands out as having so much to offer, positioned within easy reach of the High Street, mainline station and Stoke Park.

PROPERTY SUMMARY

Superbly presented throughout, the accommodation is spacious and well-proportioned. The ground floor features two generous reception rooms, with lovely high ceilings, and a modern kitchen. From the dining room there is access to an extremely useful basement, currently used as a home office, complete with a separate WC. On the first floor there are two spacious bedrooms, complemented by a stylish family bathroom, with a third bedroom on the second floor. The west facing rear garden is perfectly positioned to create an excellent suntrap—ideal for entertaining or relaxing outdoors. A parking space is also available, suitable for at least 2 vehicles, currently on a separate lease arrangement with Guildford Borough Council.

A rare gem in a truly special part of Guildford, this home really must be seen, with its larger than average room sizes and tall ceilings to give that extra feeling of space. The property sits just over half a mile from Guildford mainline railway station, and within easy reach of a number of highly regarded local schools.



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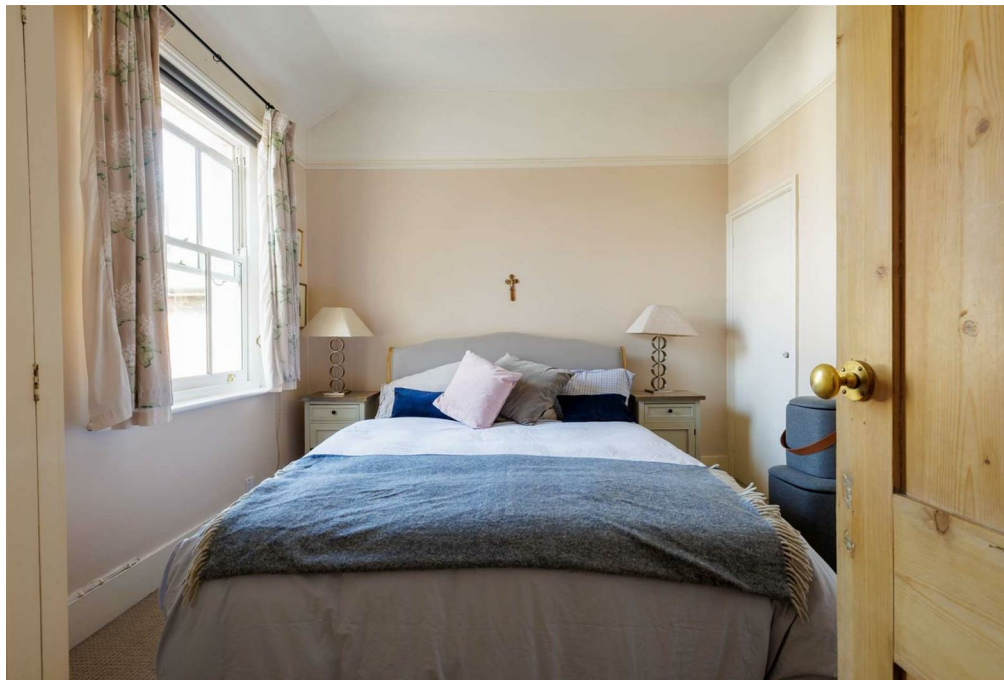
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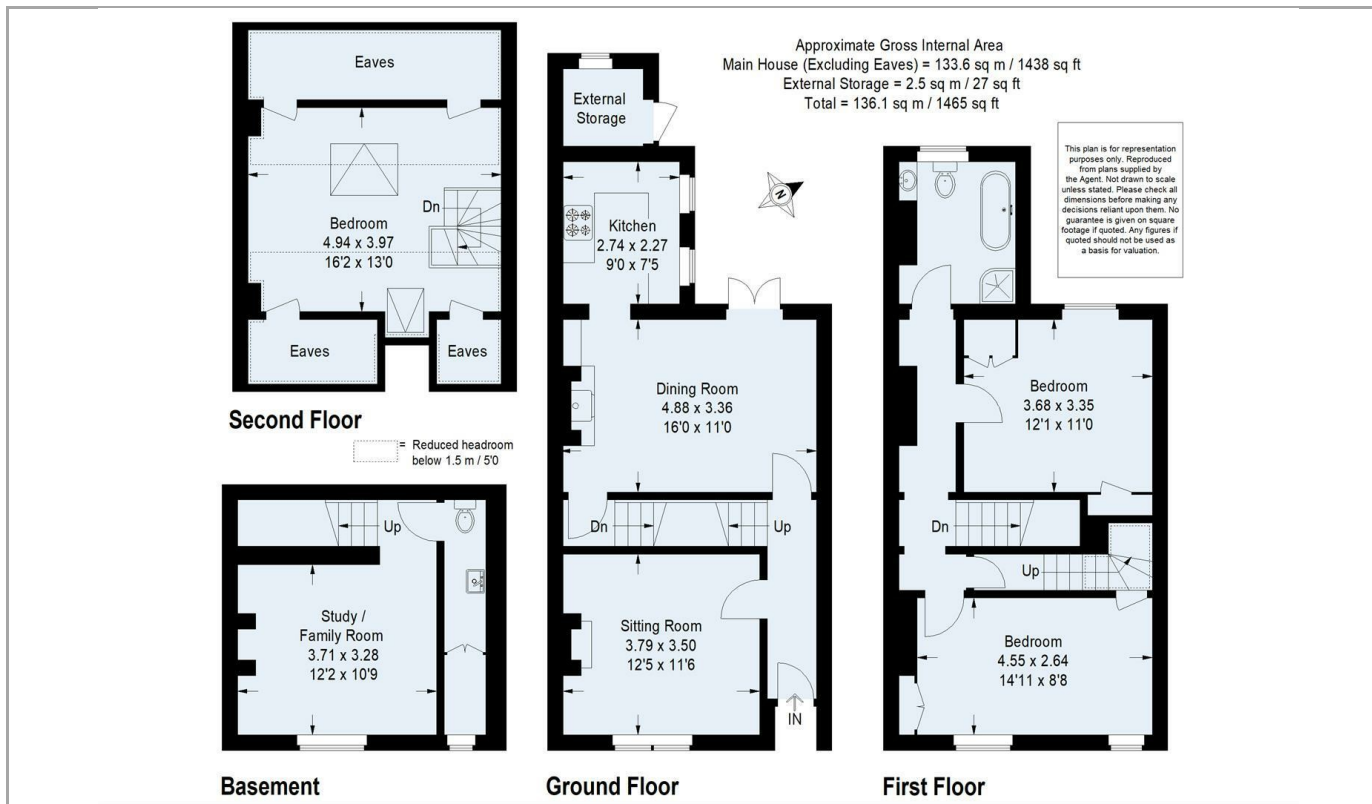


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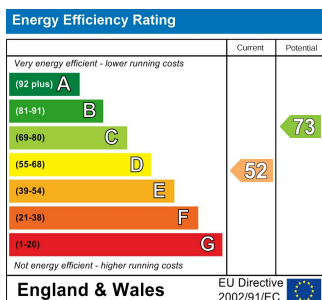






## DIRECTIONS

From the top of North Street continue down Chertsey Street to the traffic lights and the junction with York Road. Continue straight over into Stoke Road. Continue along here, passing several shops on your left, and continue over pedestrian crossing. The entrance to Stoke Fields will be found immediately on your left. Continue along and No 37 will be found on your right hand side



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Guildford Borough Council

**COUNCIL TAX BAND**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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