



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,350,000

14, Woodcote

Guildford, GU2 4HQ

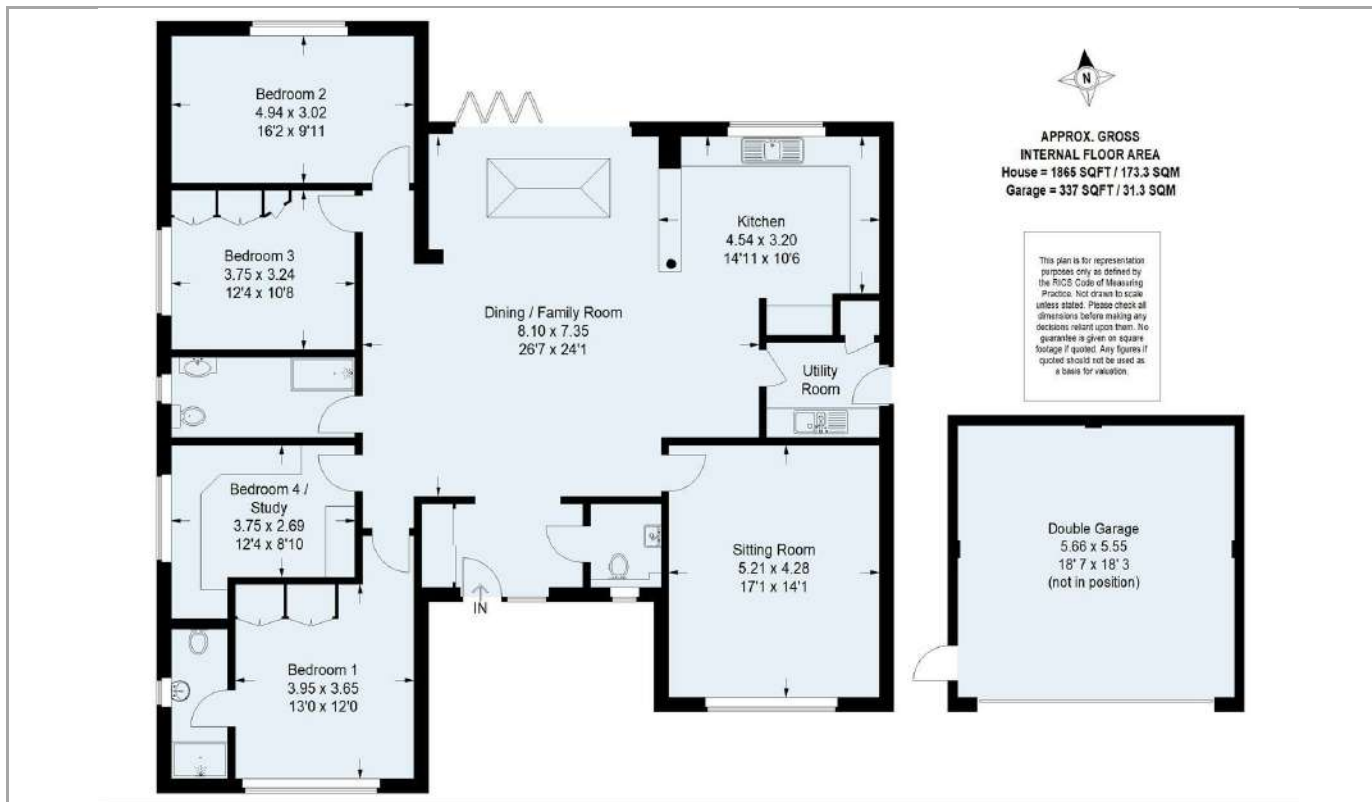
In a lovely quiet location, well away from passing traffic and only a mile from the station and the High Street - a detached bungalow with open plan contemporary style accommodation with a lovely sunny aspect overlooking fields at the front

PROPERTY SUMMARY

14 Woodcote was built in 2010 by a local firm of builders and it has been upgraded and extended since. The accommodation is light and airy with a contemporary open plan theme. There is an entrance area with cloakroom which leads into the large central open plan dining/family area with ceramic tiled flooring and sitting area beneath a lantern light with bi-fold doors overlooking the rear garden. The kitchen is open to this area and there is a utility room with door to the garden. The separate sitting room has bi-fold doors taking full advantage of the lovely view over fields at the front. The four bedrooms are situated together and one is fitted out as a study, whilst the main bedroom has a lovely view and an en suite shower room. Outside there is a detached double garage and a parking courtyard with a walk way to the front door. The rear garden is raised and is accessed via steps or a ramp and has an artificial lawn and raised terrace with views.

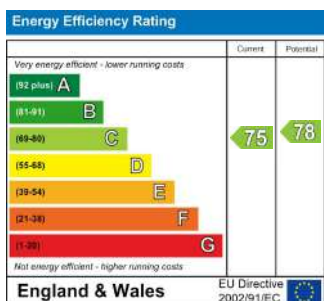






DIRECTIONS

From Guildford's one way system take the A3100 Portsmouth Road, signed to Godalming. Carry on past the turnings to Guilddown Road and the Register Office and take the next turning on the right into Chestnut Avenue. Continue to the end of this road and bear left into St Catherine's Drive and left at the end into Woodcote, where 14 will be found towards the end.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
G

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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