



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991



£1,550,000

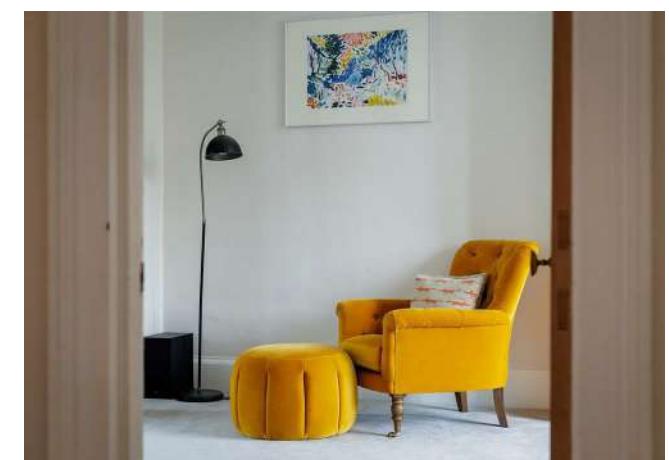
1, Churchill Road
Guildford, GU1 2AX

This beautifully extended and immaculately presented family home provides versatile living accommodation, private gardens, and a generous home office, ideally positioned in a desirable residential setting within 500 metres of Guildford's historic town centre.

PROPERTY SUMMARY

Believed to date from circa 1900 and situated within the sought-after Waterden Road Conservation Area, 1 Churchill Road is an attractive and characterful period residence that has been carefully extended and comprehensively upgraded to provide versatile family living arranged over four floors. Positioned on one of Guildford town centre's most desirable residential roads, the property offers a rare opportunity to acquire a beautifully presented home combining generous accommodation, private gardens, and adaptable outbuildings.

The property is entered via a welcoming reception hall leading to an elegant drawing room, where retained Victorian features are seamlessly complemented by contemporary finishes. The principal living and reception areas have been thoughtfully opened to create a flowing and sociable layout, ideally suited to both entertaining and modern family life. A wood-burning stove forms a charming focal point within the main living space, while the original kitchen has been repurposed as a comfortable playroom or family room. The standout feature of the ground floor is the exceptional kitchen/dining room to the rear, fitted to a high specification with bespoke cabinetry and French doors opening directly onto the garden, creating an excellent connection between indoor and outdoor living.



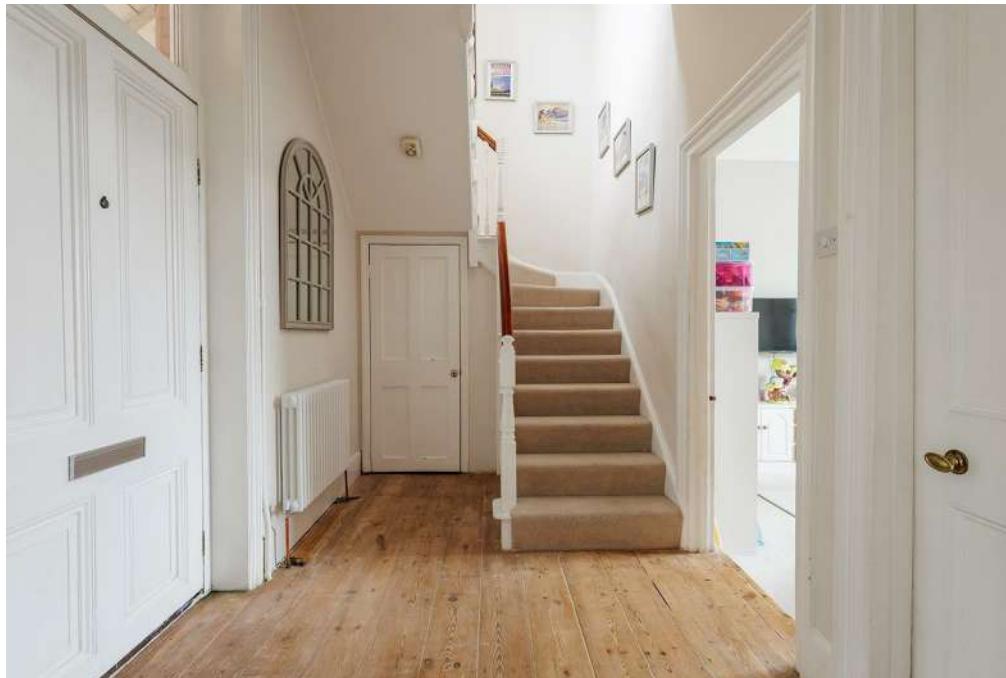




The first floor offers three well-proportioned bedrooms alongside a spacious family bathroom. A recently completed loft conversion provides an impressive fourth bedroom with a contemporary en suite shower room, finished to a high specification and enjoying far-reaching rooftop views. The cellar currently serves as excellent storage and offers potential for conversion into additional living accommodation, subject to the necessary consents.

Externally, the property benefits from a private, well-maintained rear garden that is a generous size for such a central location. To the rear of the garden is a detached shepherd's hut-style garden office, installed approximately two years ago and fully equipped with electricity and Wi-Fi, making it ideal for home working or creative use. To the front of the property there is off street parking for 2 to 3 vehicles.







Waitrose – 0.7m

Guildford mainline railway station – 1m

Royal Grammar School – 0.5m

Guildford High School for Girls – 0.3m

London Road railway station – 0.3m

A3 northbound – 1m

Heathrow Airport - 22m



DIRECTIONS

From the top of Guildford High Street head east along the London Road, passing the Mandolay Hotel on your right. At the traffic lights turn right in to Waterden Road, where Churchill Road can be found a short distance along on the left, and number 1 is the first house you come to on the left.

Churchill Road, Guildford



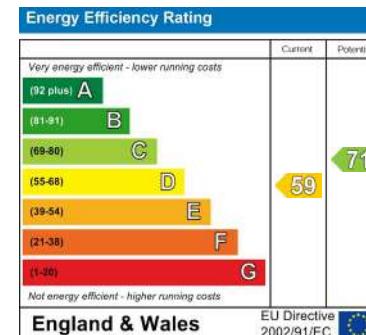
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures quoted should not be used as a basis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

LOCAL AUTHORITY
 Guildford Borough Council

TENURE
 Freehold

COUNCIL TAX BAND
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VIEWINGS
 By prior appointment only



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.