PORTSMOUTH ROAD

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GUILDFORD, SURREY, GU2 4DJ

Available:

£2,500 Per Month (Per Calender Month)

House - Semi-Detached, 2 Bedroom
2 Bathroom, 1 Reception
Furnished

Summary

An utterly charming 18th century two-bedroom, two bathroom cottage located in the heart of Guildford, with beautifully appointed open plan living space, and a stunning private landscaped garden.

Key Features

- Guildford Town Centre
- Characterful yet Sympathetically Modernised
- Stunning Private Garden
- Two Bedrooms
- Two Bathrooms
- EPC C

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THE PROPERTY

Description

Dating back to the early 18th Century, this wonderful cottage was fully refurbished in 2014 creating an old-world ambiance combined with modern living.

Walking up the front steps, which are edged by stone walling, you are elevated above the road with the path leading to a stunning Bargate stone walled garden.

The main entrance door leads into a vaulted reception hall / home office where there is an abundance of weathered oak beams and exposed brick.

Leading from the reception hall a few steps bring you into a fabulous open-plan living / dining space with a large fireplace with wood burner to one end and a dining area to the other. Several original windows flood this room with light and afford a great vista across the garden.

Continuing towards the end of the building is a well-appointed bathroom with a standalone bathtub.

The kitchen / breakfast room has been carefully fitted with a range of contemporary modern eye and base level units to maximise storage options and provide ample preparation surfaces.

Fitted appliances include an electric oven, separate gas hob, dishwasher, washing machine and a free standing American-style fridge freezer. Custom built arched double doors leading directly to the private garden complement this outstanding kitchen.

A gentle rise staircase which is cleverly illuminated with concealed LED lighting, leads to the first floor.

The principal double bedroom enjoys lovely views over the garden with a Jack and Jill style en suite shower room. The second double bedroom enjoys an equally lovely view and has three hidden storage/wardrobes built into a concealed panelled wall.

The gardens have been meticulously designed, with Bargate stone walls providing a high degree of privacy and an attractive backdrop to the main garden terrace. A mature Walnut Tree stands proud and offers some lovely, dappled shade in the summer months. A newly laid and perfectly level lawn is edged by a well-stocked flower bed border with several clear-stem Yew trees. The garden further benefits from a range of cleverly installed garden lighting, perfect for enjoying the garden late into the evening.

Location

Positioned along the Old Portsmouth Road and within the conservation area, this historic period home sits in an elevated position and within a short distance of the River Wey, offering extremely convenient access to the town centre as well as the mainline station.
In addition, close access to the North Downs Way that provides miles of lovely countryside with many footpaths and bridleways.

The county town of Guildford offers an extensive range of department stores, boutique shops and restaurants, together with cultural and leisure amenities. Guildford mainline station offers a fast commuter service to London Waterloo in approximately 35 minutes. The A3 is quickly reached, giving fast access to Central London, and connects with the M25 at Wisely (junction 10), which in turn provides easy links to Heathrow and Gatwick airports.
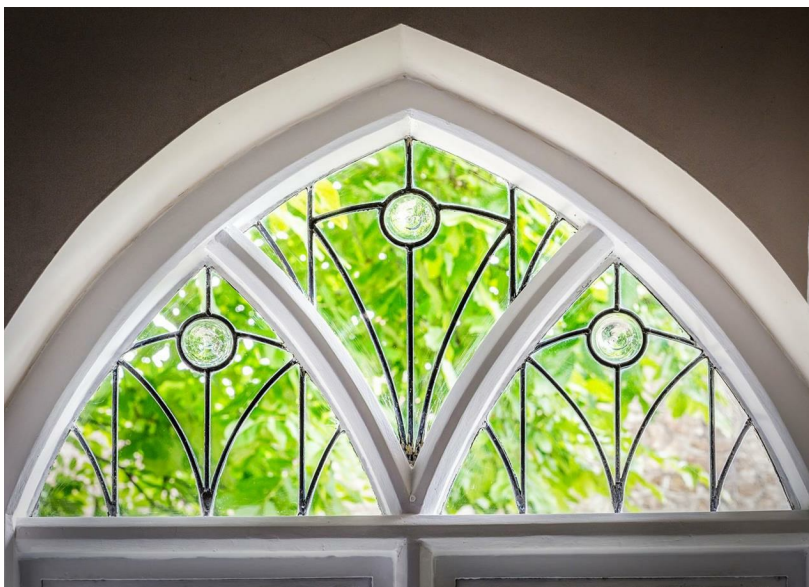
There is an excellent choice of private schools in the immediate area including The Royal Grammar School for boys, Tormead and The High School for girls. Alternatively, Holy Trinity Pewley Down, George Abbott, Guildford County and St. Peters are all highly regarded state schools.

Available October
EPC C
Guildford Borough Council tax band: "D"
Holding deposit: £576

FIRST FLOOR

BEDROOM 1
12'2 x 8'11
(3.7m x 2.7m)

BEDROOM 2
11'8 x 9'2
(3.5m x 2.7m)

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Approximate Gross Internal Area
828 sq. ft / 76.91 sq. m

GROUND FLOOR

ENTRANCE HALL / STUDY
10'6 x 7'10
(3.2m x 2.3m)

SITTING / DINING ROOM
20'9 x 12'5
(6.3m x 3.7m)

KITCHEN / BREAKFAST ROOM
14'5 x 13'
(4.4m x 3.9m)

STORE

This plan is for layout guidance only. Not drawn to scale unless stated. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them.

Guildford

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