



'Hartland', Bellfields Road, Guildford, Surrey, GU1 1QG



## 'HARTLAND', BELLFIELDS ROAD, GUILDFORD, SURREY, GU1 1QG

MODERN DETACHED  
PROPERTY

THREE RECEPTION ROOMS

FOUR BATH/SHOWER ROOMS

OFF-STREET PARKING

CONVENIENT TO GUILDFORD  
& WOKING

FOUR BEDROOMS

TWO FURTHER BONUS ROOMS

FLEXIBLE USE OF  
ACCOMMODATION

SECLUDED SOUTH-FACING  
GARDEN

EPC: C



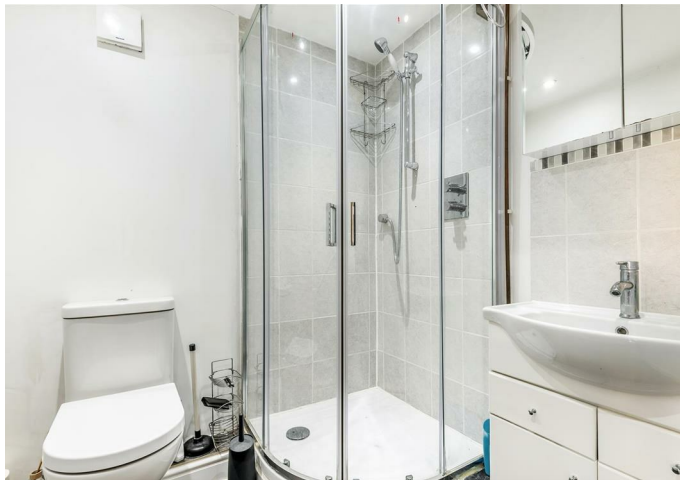
**Rare opportunity to purchase a property offering such a flexible arrangement of accommodation extending to approx. 1,800 sqft; situated a no-through road close to local amenities with the benefit of being less than two miles from the centre of Guildford.**

### THE PROPERTY

This extended detached home provides flexible accommodation extending to approx. 1,800 sqft; the current accommodation is arranged over two floors and it has the opportunity to accommodate two families in one dwelling or could potentially offer a self-contained annexe or combined buy-to-let investment. The property is situated a no-through road with convenient access to local amenities as well as giving easy access to Guildford and Woking town centres.

Accommodation comprises: entrance hall with under stair storage cupboard; cloakroom; kitchen fitted with a range of white units and laminate worktops, integrated appliances to include an oven and gas hob with extractor fan above, tiled flooring and a door to the side; living room with exposed brick feature fireplace and doors opening to the rear garden; dining room. Additional ground floor rooms include a family room with mirrored wardrobes; downstairs shower room and a secondary kitchen/utility room fitted with a range of units with laminate worktops and integrated appliances to include an oven and gas hob with extractor chimney above. The first floor is approached by two separate staircases; one giving access to two double bedrooms and a modern shower room. In addition, there are two further bedrooms, one with an en-suite shower room; study; family bathroom and a second floor loft room.





## THE GROUNDS

A driveway to the side of the property allows off-street parking for up to two vehicles and gives access to the a timber outbuilding providing storage. The attractive southerly-facing rear garden enjoys a secluded outlook, with a timber decked terrace flanked by an area of level lawn with mature shrub borders and secure fenced perimeter.

## SITUATION

Guildford is a large and historic county town, offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday, with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes, plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 40 minutes, and there is also London Road train station. The A3 & A31 provide access to the South Coast, and the M25 to central London & International airports. Sporting and recreational facilities are extremely well catered for at the Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. There is an excellent choice of both state and private schools in the area, serving all age groups.

GUILDFORD HIGH STREET | 1.2 miles

GUILDFORD MAINLINE STATION | 1.8 miles

WOKING | 5 miles

LONDON WATERLOO | from approximately 35 minutes (from Guildford mainline station)

CENTRAL LONDON | 32 miles

HEATHROW AIRPORT | 21 miles

# Hartland, Bellfields Road, Guildford, GU1

Approximate Area = 1803 sq ft / 167.4 sq m (excludes timber store & loft room)

Limited Use Area(s) = 19 sq ft / 1.7 sq m

Total = 1822.4 sq ft / 169.2 sq m

For identification only - Not to scale

## LOCAL AUTHORITY

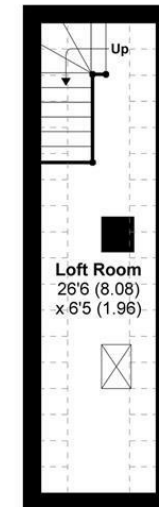
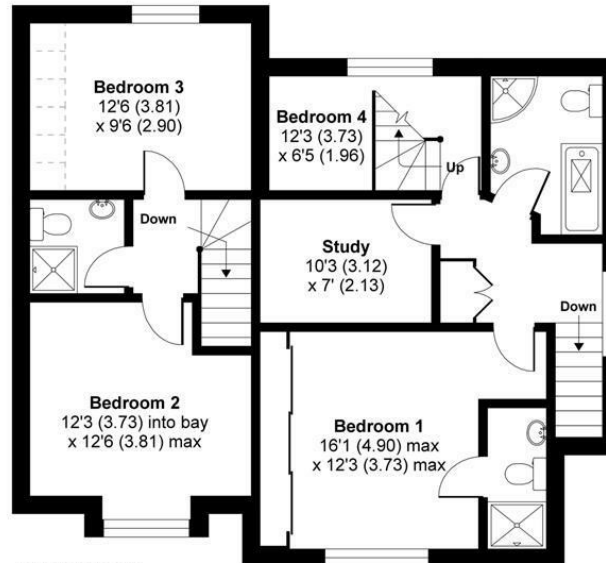
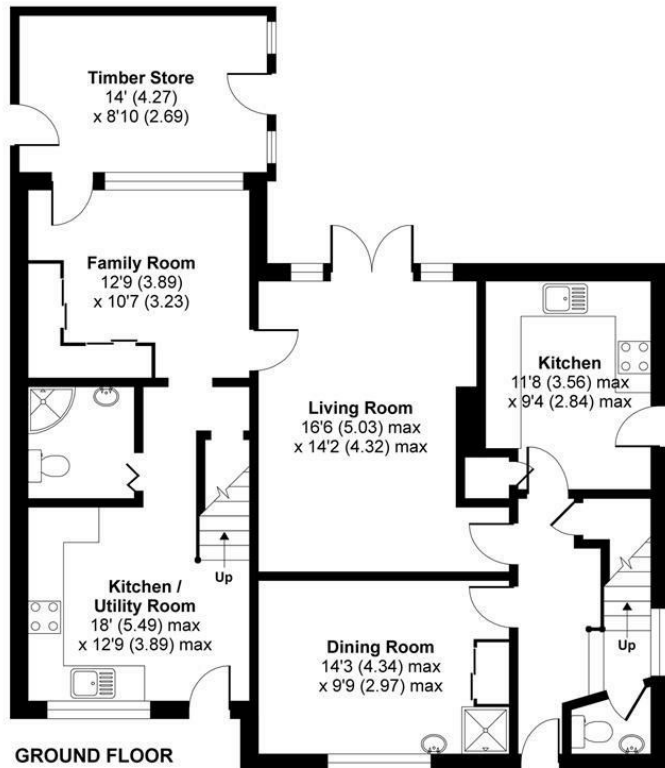
Guildford Borough Council

## COUNCIL TAX

Band: E

## SERVICES

All mains services connected



Denotes restricted head height

4th November 2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	70	81
	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2021. Produced for Clarke Gammon. REF: 782299

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU1 1QG)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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T: 01483 880 900

HASLEMERE OFFICE  
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LIPHOOK OFFICE  
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MAYFAIR OFFICE  
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AUCTION ROOMS  
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