

Quarry Street, Guildford, Surrey

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A superbly presented Grade II listed townhouse which occupies a **coveted location** in the heart of Guildford.

### Summary of accommodation

**Ground Floor:** Dining room | Kitchen

**Lower Ground Floor:** Sitting room | Guest cloakroom

**First Floor:** Principal bedroom with en suite shower room | Second bedroom | Bathroom

**Second Floor:** Bedroom three | Eaves storage

Parking

### Distances

Guildford's High Street 165 metres, Guildford station 0.4 miles (from 37 minutes to London Waterloo), London Road Station Guildford 0.8 miles (from 47 minutes to London Waterloo), A3 (Southbound) 1.6 miles, A3 (Northbound) 1.7 miles, M25 (Junction 10) 9.5 miles Heathrow Airport 24 miles, Central London 33.5 miles, Gatwick Airport 34.6 miles  
(All distances and times are approximate)



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## Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. 15 Quarry Street is within 165 metres of the picturesque cobbled High Street, which provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn.

In the centre, and just set behind Quarry Street is the medieval Guildford Castle with landscaped gardens and views from its square tower over towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

## Schools

Royal Grammar School and Royal Grammar Preparatory School, Tormead, Guildford High School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.





## Amenities

G Live, Yvonne Arnaud Theatre, Surrey Sports Park, Pit Farm Tennis Club, Merrow Tennis Club, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Course.

## The property

15 Quarry Street is a Grade II listed Georgian townhouse in a prime location within the town centre and has been modernised throughout while maintaining the period charm and character. The property is arranged over four floors with an attractive frontage approached through a listed arch and metal gates. The ground floor opens into a reception room which sits closely to the modern kitchen to the rear of the house. Stairs lead down to an additional sitting room on the lower ground floor which can be flexibly used as a dining room or a study, and there is a useful guest cloakroom on this floor also.

All of the rooms on the first floor lead to a spacious landing. The principal bedroom has views of the Castle grounds through deep sash windows, and there is an en suite shower room which also has underfloor heating. Along the landing, the second bedroom is currently used as a study, and overlooks the River Wey Valley, Shalford Park and St Catherine's ruin beyond.



The family bathroom has a free-standing bath and separate shower and similar views to the second bedroom. The top floor holds the third double bedroom with ample eaves storage and has wonderful views of Guildford Castle and its gardens.

This is a hugely interesting period property, so rarely found in this part of town and has the additional benefit of a nearby, private gated car space.



**Approximate Gross Internal Floor Area**  
1177 sq ft / 109 sq m

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



## Services

We are advised by our clients that the property has mains water, electricity, drainage, and gas central heating.

## Directions

**Postcode:** GU1 3UY

**What3words:** ///breed.heads.react

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council: 01483 505050

**Council Tax:** Band F

**EPC Rating:** D



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.  
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Particulars dated January 2024. Photographs and videos dated January 2024.

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