



Appleton, Greeneroft, Guildford, Surrey





A **wonderfully located family home** on a mature landscaped cul-se-sac close to Guildford's historic town centre and local schools.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen/breakfast room | Dining room | Sitting room | Family room | Shower room | Utility room

First Floor: Principal bedroom with dressing room and en suite bathroom | Three further bedrooms | Family bathroom

Garden and Grounds: Driveway with parking for several cars | Integral double garage | Front garden | Rear garden with terrace and raised beds with mature shrubbery

In all about 0.24 acres

Distances

Guildford's Upper High Street 1.4 miles, London Road Station, Guildford 1.5 miles (from 47 minutes to London Waterloo)
Guildford station 2.1 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 1.8 miles, A3 (Guildford southbound) 2.5 miles
M25 (Junction 10) 8.2 miles, Heathrow Airport 21.4 miles, Gatwick Airport 23.9 miles, Central London 32.2 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. Greencroft is just half a mile from the Merrow Downs with access to miles of walking routes through the Surrey Hills to Newlands Corner, St Martha's Hill and the Chantry Woods beyond.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. 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

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





Amenities

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

The property

Appleton is a well-proportioned family home in an excellent location and offers the incoming purchaser to put their own stamp on the home to create a superb space for family living.

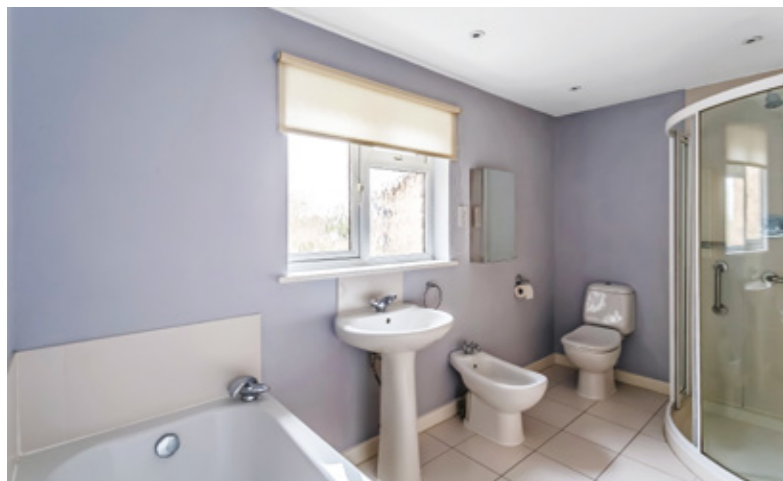
The house opens into the entrance hall, from which the principal reception rooms lead, all of which are set to the back of the house to enjoy the southerly aspect allowing the house to be filled with natural light.

The generously sized kitchen and breakfast room features integrated appliances including a large range cooker, and there is space for casual dining. Double doors lead from the kitchen to the dining room which has a beautiful herringbone wood floor and full-height sliding doors which open to the garden. A further set of double doors connect to the sitting room which is an excellent double sized room with a feature fireplace and views over the garden can be enjoyed from the full-height sliding doors.



A useful utility space is across the hallway from the kitchen, and this connects to a further reception room, currently used as a family room, but would also make a superb guest suite as there is a shower room that sits adjacent to the room.

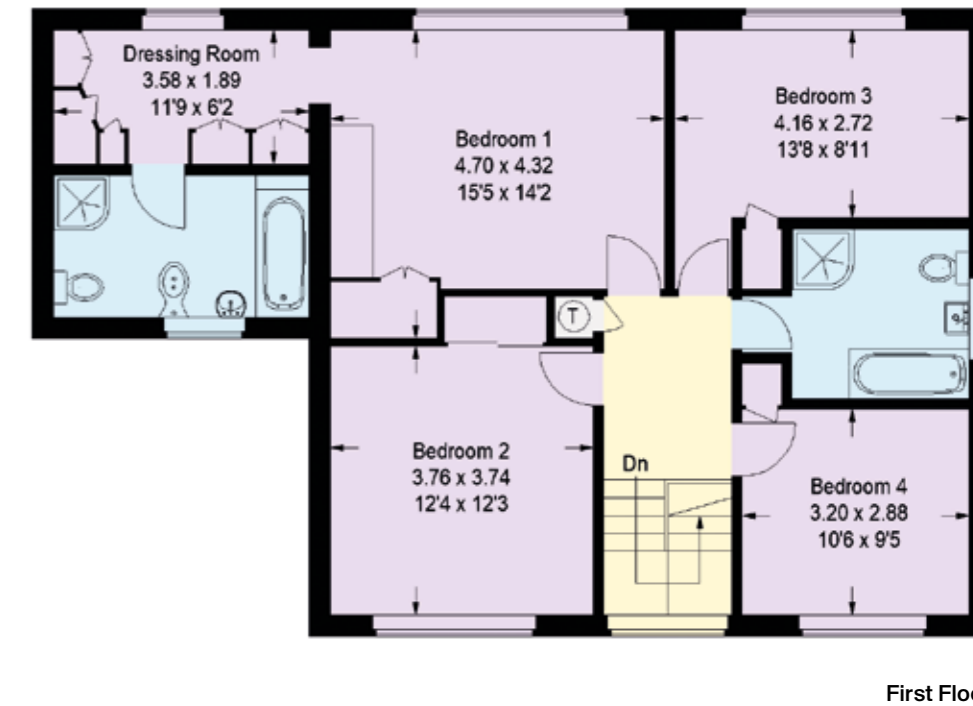
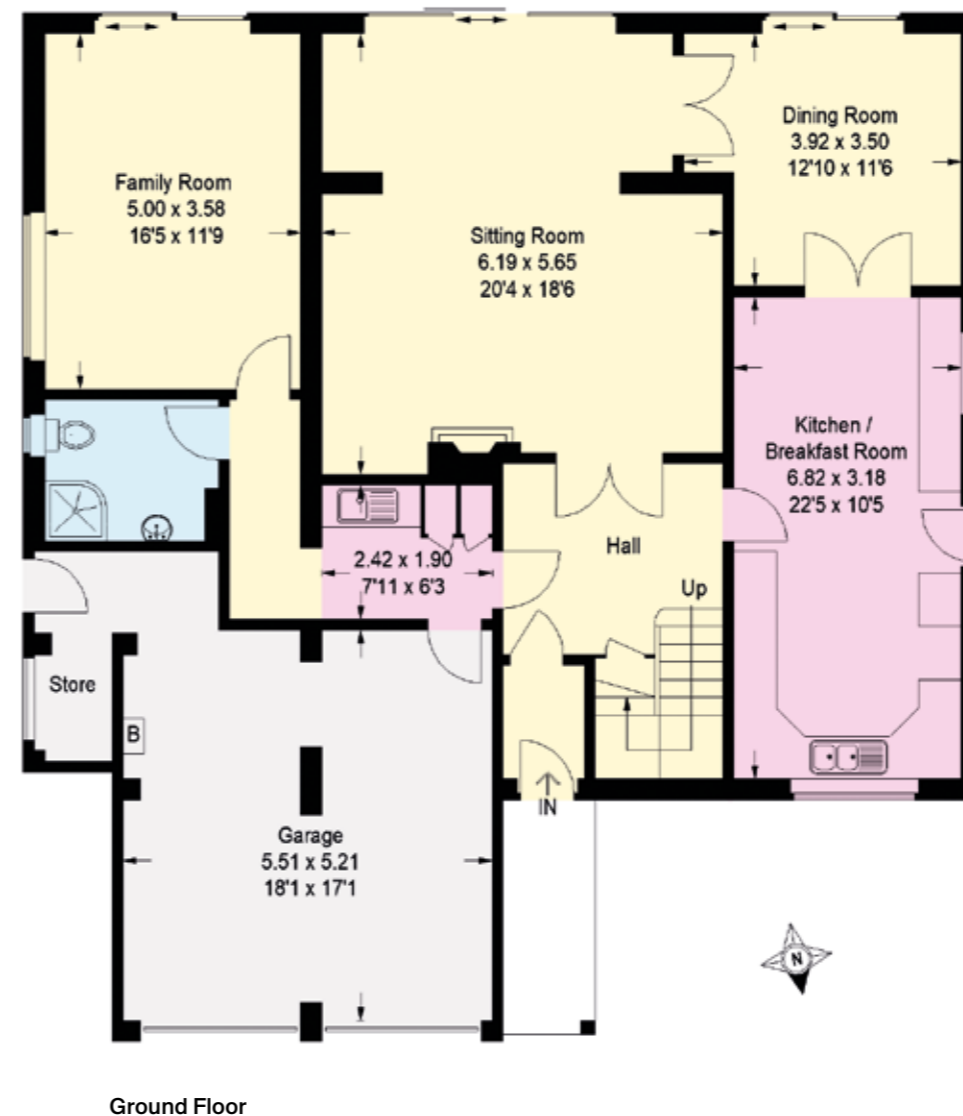
Upstairs, the bedroom accommodation is found with the principal bedroom featuring a dressing room and en suite bathroom. The three further bedrooms are of good size, and there is a family bathroom which services these rooms.



Approximate Gross Internal Floor Area
 Ground Floor (Including Garage) = 155.4 sq m / 1673 sq ft
 First Floor = 90 sq m / 969 sq ft
 Total = 245.4 sq m / 2642 sq ft

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





Garden and grounds

The house is set back from the road with a mature front garden and driveway with parking for several cars, and an integral double garage. The rear garden enjoys a sunny southerly aspect and is a real suntrap. Set over three tiers, a terrace spans the width of the back of the house, which is the perfect space for dining and entertaining outside in the summer. The lawn beyond is over two further tiers with pretty flowerbeds and mature borders and trees allowing for privacy in the garden.

Services

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

Directions

Postcode: GU1 2SY

What3words: loyal.tries.debit

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council:

01483 505050

Council Tax: Band G

EPC Rating: D



There is an attractive green opposite the house which is shared by the ten residents.



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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