



Bury Fields, Guildford, Surrey





A stunning period cottage in a quiet but central location near to the River Wey and Guildford's historic town centre.

Summary of accommodation

Ground Floor: Entrance hallway | Kitchen | Family room | Dining room | Garden Room | Sitting room | Cellar

First Floor: Three bedrooms | Family bathroom

Garden and Grounds: Driveway with parking for one car | Single garage | Terrace

Distances

Guildford's High Street 320 metres, Guildford station 0.3 miles (from 37 minutes to London Waterloo), London Road Station Guildford 0.9 miles (from 47 minutes to London Waterloo), A3 (Guildford southbound) 1.6 miles, A3 (Guildford northbound) 1.8 miles M25 (Junction 10) 9.4 miles, Heathrow Airport 22.6 miles, Gatwick Airport 26.2 miles, Central London 33.2 miles
(All distances and times are approximate)

Agents Note: We believe that the coat of arms was put here as King Charles II passed by and stopped in to the house.



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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. The River Wey is just 100 metres from the house, where the towpath leads to Shalford and beyond to Godalming. 800 metres in the opposite direction is The Mount, part of the Surrey Hills AONB and has access to the North Downs Way which offers walking routes across the South East from Farnham to Canterbury and the White Cliffs of Dover in Kent.

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, Mellow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.





The property

Found on a peaceful road in the heart of Guildford, this beautiful period house offers the incoming purchaser with the opportunity to upgrade and extend to create a wonderful home.

On entering, the ground floor offers excellent accommodation with a semi-open plan family room which leads through to the dining room and garden room beyond. The garden room is a bright addition with skylights that allow natural light to fill the room and a door which opens out to the garden. A sitting room sits opposite the main living space to the front of the house with an attractive central fireplace. The kitchen has space for casual dining and enjoys a dual aspect that overlooks the rear garden, with double doors that lead outside.

Upstairs are the three bedrooms, all of which are generously sized, and there is a family bathroom with a separate cloakroom. The lower ground floor houses a cellar which could be converted to create a useful home office or additional reception room.

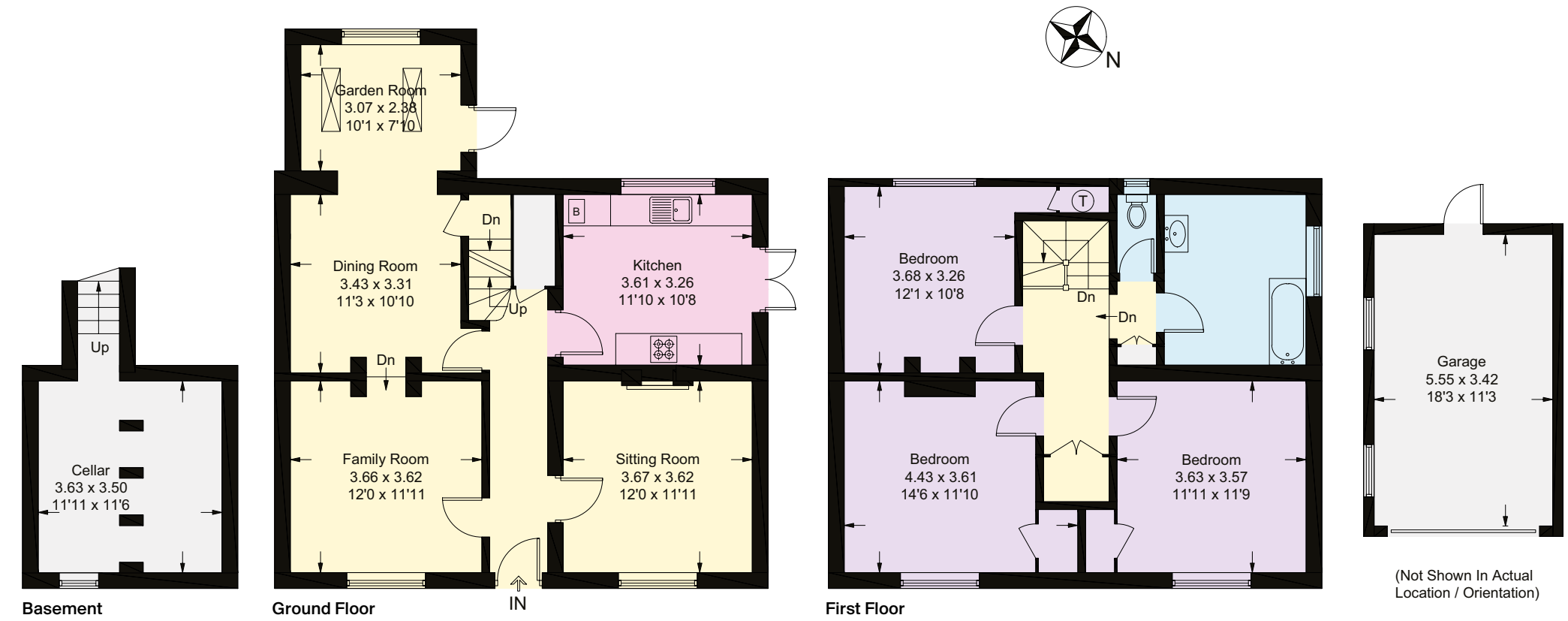




Approximate Gross Internal Floor Area
 137.4 sq m / 1479 sq ft
 Basement = 16.0 sq m / 172 sq ft
 Garage = 18.9 sq m / 203 sq ft
 Total = 172.3 sq m / 1854 sq ft

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 low wall and gate that leads to the front door through the pretty front garden. To the side of the house is a driveway with parking for one car and the detached garage, which allows for excellent additional storage space. The rear garden has a south-westerly aspect and can be accessed from a side gate from the front of the house, but also doors from the garden room and kitchen. The garden has a generous terrace which is a real suntrap with space for outdoor entertaining and dining, and there is an area of lawn with mature borders.

Services

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

Directions

Postcode: GU2 4AZ

What3words: barn.lion.pass



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: F

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 April 2024. Photographs and videos dated April 2024.

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