



49 Stoke Fields, Guildford, Surrey

 Knight
Frank



A wonderfully located home in a **quiet and private position** under half a mile to Guildford town centre, finished to exacting standards.

Summary of accommodation

Ground Floor: Entrance hallway | Open-plan kitchen, dining and living room | Walk-in pantry | Guest cloakroom

First Floor: Two double bedrooms | Family bathroom

Lower Ground Floor: Basement

Garden | Off-street parking for one car | Rear courtyard garden

Distances

Guildford's High Street 0.4 miles, London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo), Guildford station 0.6 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 0.6 miles, A3 (Guildford southbound) 1.3 miles, M25 (Junction 10) 8.2 miles
Heathrow Airport 23.2 miles, Gatwick Airport 25.3 miles, Central London 31 miles
(All distances and times are approximate)



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Situation

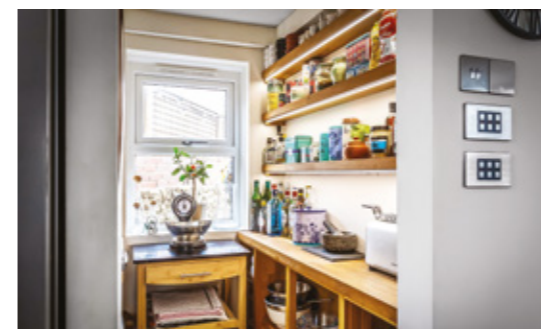
Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London. Stoke Fields is one of the oldest streets in Guildford, having originally provided passage from the town centre out in a north easterly direction to Stoke House, formerly on the land now occupied by Guildford College.

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

Royal Grammar School and Royal Grammar Preparatory School, Tormead, Guildford High School, George Abbott 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.

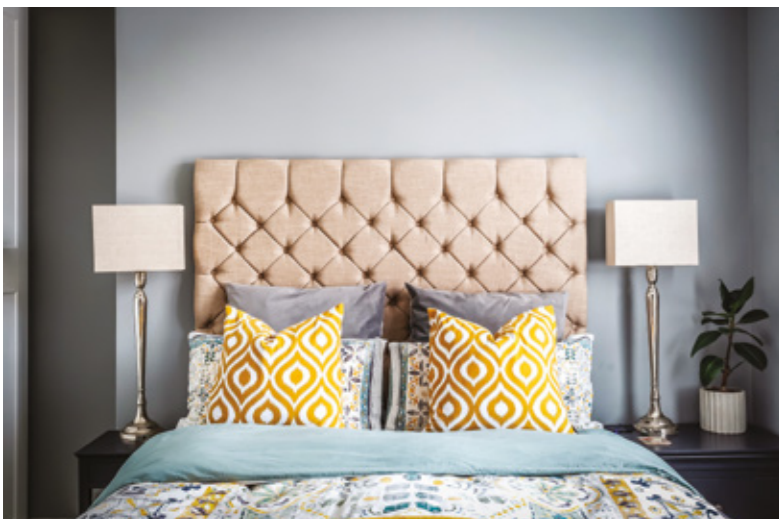
The property

49 Stoke Fields is a beautifully presented Victorian home, modernised to high standards throughout by the current owners to provide wonderful accommodation in the heart of Guildford.

The house opens into the entrance hallway that leads through to the exceptional open-plan living space, with a dual-aspect reception area with space for entertaining and dining. The living area has bi-folding doors, which open to the courtyard garden to seamlessly connect the inside accommodation to the garden beyond. The kitchen is fitted with a range of base and wall units with solid oak worktops, integrated appliances, a range cooker and a central island with a breakfast bar that creates a social feel to the space. There is also a walk-in pantry that is an excellent addition to the kitchen, and the lower ground floor houses a basement, which provides useful storage.



Upstairs, the bedroom accommodation is found. The principal bedroom has superb fitted wardrobes, and the second bedroom is of good size for a double bed with space for a desk, perfect for working from home. The family bathroom has been beautifully renovated recently with exceptional tiling, free-standing stone bath and a separate walk-in rainfall shower. A useful utility cupboard is found on the hallway with space and plumbing for a washer dryer.



Garden

The house is set back from the road with a flagstone paved driveway with parking for one car. The rear courtyard garden enjoys a sunny southerly aspect and has plenty of space for outdoor dining and entertaining in the summer months, and a pretty arched side gate leads out to Stoke Fields.

Services

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

Directions

Postcode: GU1 4LT

What3words: ///hope.woes.asking

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band D

EPC Rating: C



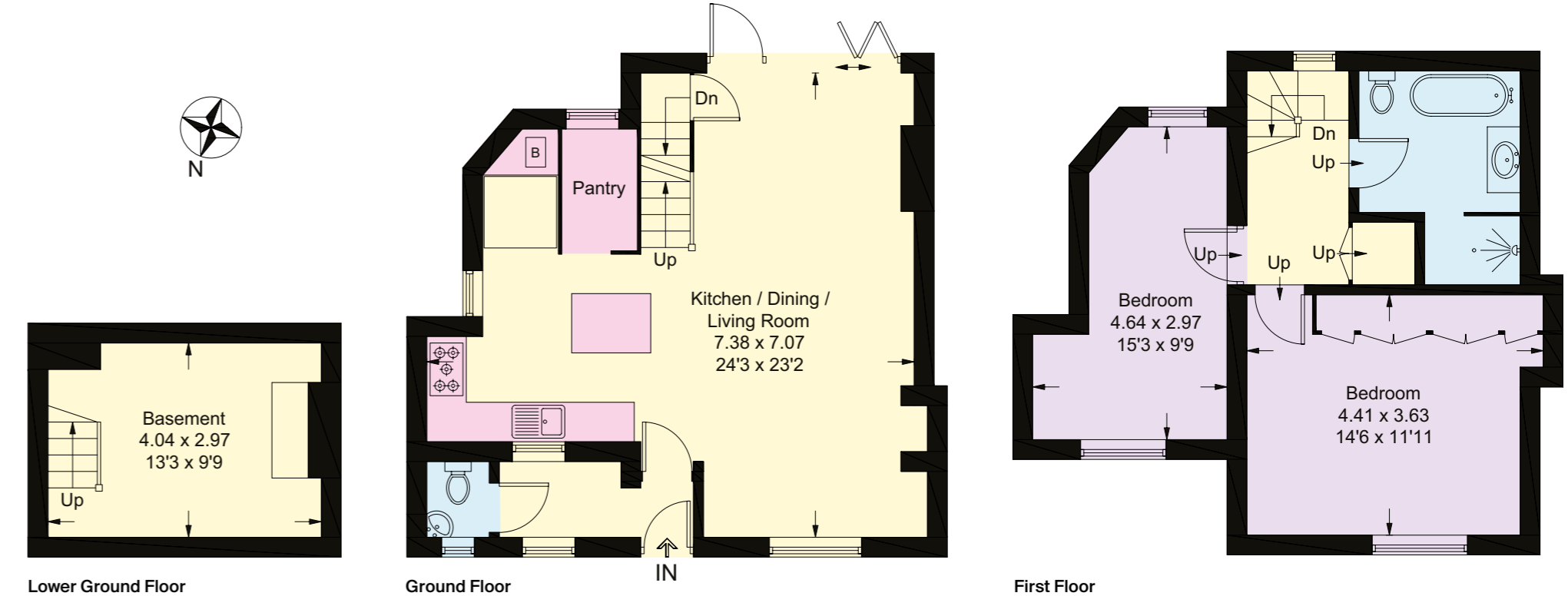
Approximate Gross Internal Floor Area

89.7 sq m / 965 sq ft

Basement = 12.2 sq m / 131 sq ft

Total = 101.9 sq m / 1096 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.



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 July 2024. Photographs and videos dated July 2024.

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