



Just Here, Pewley Hill, Guildford, Surrey







A **stunning character home** in the heart of Guildford Town centre in one of Guildford's most prestigious roads.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Dining room | Kitchen/breakfast room | Snug | Study | Utility room | Shower room

First Floor: Five bedrooms, one en suite | Family bathroom

Garden and Grounds: Garage | Store | Detached home office/gym | Stunning landscaped gardens

In all approximately 0.32 acres

Distances

Guildford 0.2 miles, Central London 32.1 miles

Trains: Guildford station 0.6 miles (from 37 minutes to London Waterloo)

Roads: A3 (Guildford) 1.3 miles, M25 (Junction 10) 9.7 miles

Airports: Heathrow Airport 20.4 miles, Gatwick Airport 27 miles

(All distances and times are approximate)



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Situation

Just Here is situated on the very prestigious Pewley Hill, famed for its convenient central location being both a few minutes from the open spaces and magnificent views of the Downs and yet within a short walk of the town centre, railway station and all its amenities.

Historically, Pewley Hill was part of lands granted by William the Conqueror to the Testard family. It takes its name from the de-la-Puille family who acquired it from Richard Testard in 1255.

The historic cobbled High Street offers a large range of shops with adjoining shopping malls and many restaurants and bars. There are also many schools within walking distance, including Pewley Down Infant School which is very close by, Holy Trinity Junior School, and The Royal Grammar School, Tormead, Lanesborough and the High School within the town. The main line station with its fast commuter service to Waterloo is just over half a mile on foot.









Schools

The area is well-known for having excellent schooling - both state and private.

The Royal Grammar School, Guildford

Tormead School, Guildford

Guildford High School, Guildford

Lanesborough, Guildford

George Abbott School, Guildford

St. Catherine's School, Bramley

Charterhouse School, Godalming

Amenities

Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre,

Sport: Spectrum Leisure Centre, Surrey Sports Park

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Onslow, Pit Farm, Merrow, Birtley

Rowing: Guildford Rowing Club

The property

Built in 1927, No 12 was believed to be the first built as part of a trio of houses named Just Here and followed by Near By and Over There.

This charming period home set in an elevated position comprising five bedrooms has a wealth of character features throughout, including a magnificent wooden front door, stained glass windows, original fireplaces and an engraved wooden staircase. There is a spacious integral garage off the street level with an attractive block paved driveway surrounded by red brick retaining walls and steps up to the front door. To the rear of the garage is a further store room.





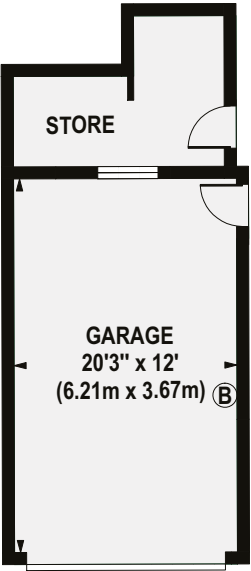
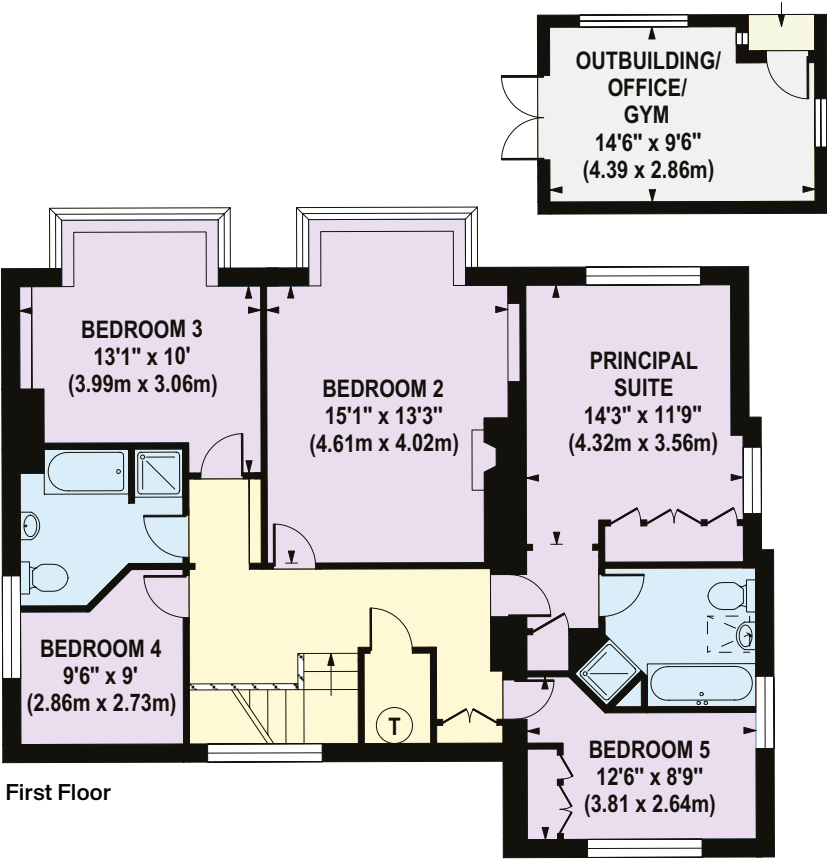
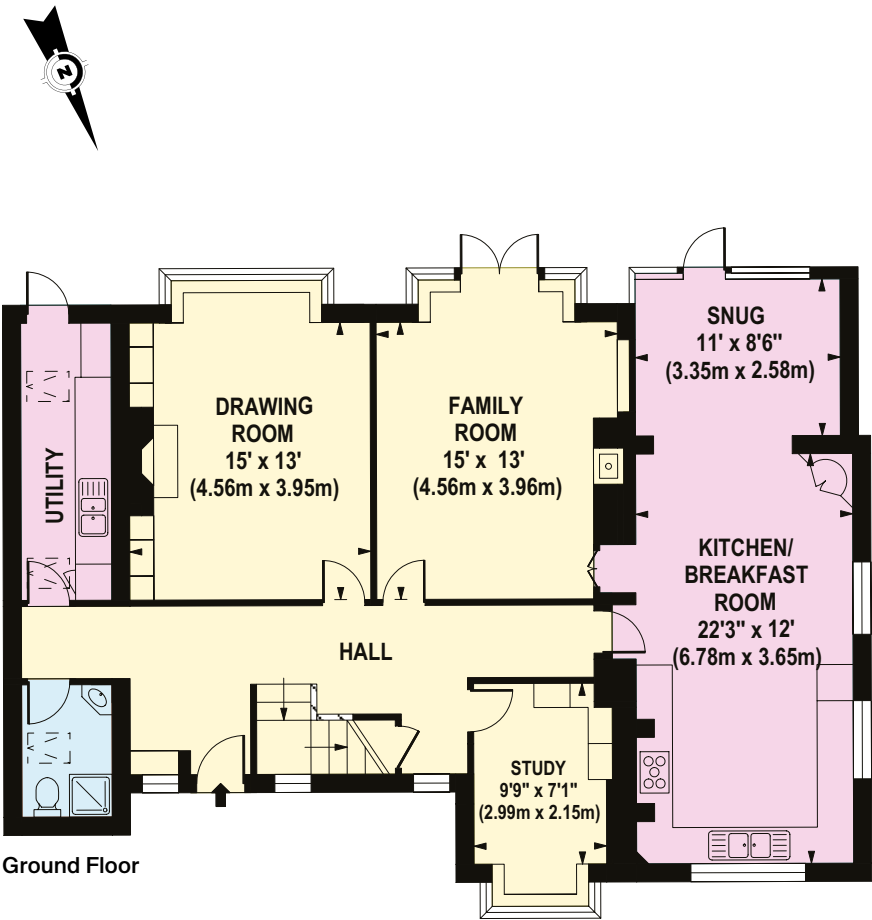
Approximate Gross Internal Floor Area

Main House: 2408 sq ft / 224 sq m

Outbuildings: 456 sq ft / 42 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







Gardens and grounds

The south-facing rear gardens are beautifully landscaped split into several picturesque sections comprising a large raised terrace accessed from both the kitchen and family room which lends itself perfectly to entertaining on those summer evenings.

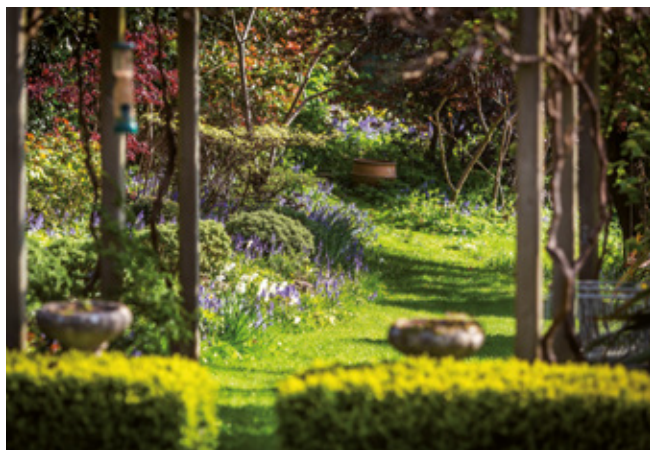
Steps lead down to a second terrace providing further seating areas surrounded by attractive specimen trees and mature shrubs.

A wisteria clad pergola leads down to an ornamental garden enclosed by box hedging and lavender and an attractive loggia to enjoy the serenity. Furthermore this exceptional garden continues to a large area of open lawn with views over Guildford to the West. At the rear of the garden is an elevated timber built home office/gym with matching timber workshop, both complete with power and lighting.

Services

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







Viewing

Viewing is strictly by prior appointment through the sole agent Knight Frank LLP.

Directions (GU1 3SQ)

From the bottom of the High Street, bear right into Quarry Street, just before the cobbles, and turn first left into Castle Street. Take the first right hand turning into South Hill and turn immediately left into Pewley Hill where Just Here can be found a short way up on your right-hand side (No. 12).

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

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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