



Le Pays De Céligny, Stoke Fields, Guildford, Surrey





A charming home, perfectly situated in a **quiet and private position** under half a mile to Guildford town centre.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Family room | Kitchen/dining room | Study | Guest cloakroom

First Floor: Two bedrooms | Family bathroom | Shower room

Lower Ground Floor: Cellar

Garden: Gated driveway with off-street parking for several cars | Front garden | Rear garden with terrace

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) 1.2 miles, M25 (Junction 10) 8.2 miles

Heathrow Airport 23.5 miles, Gatwick Airport 25.6 miles, Central London 31.4 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.

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

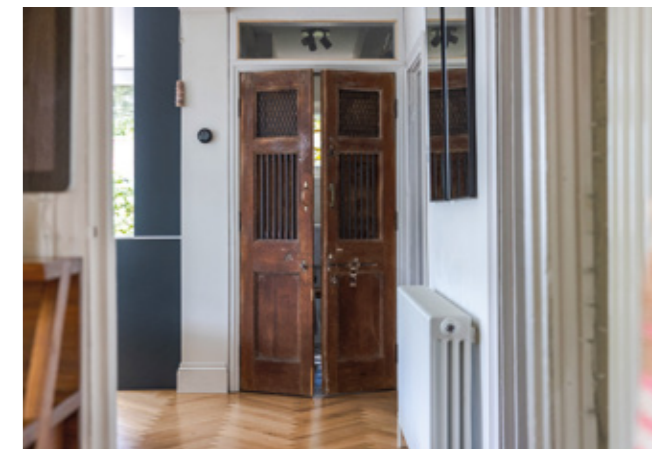
G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

The property

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.

Le Pays De Céligny is an attractive Victorian home with beautifully appointed accommodation in a wonderful position in the heart of Guildford. The house opens into the entrance hallway, which leads through to the open-plan reception space with superb period features including wooden bi-folding doors that split the space to create a formal sitting room to the front of the house and a more relaxed family room to the rear.

The open-plan kitchen and dining room is the real hub of the home with an excellent space to gather and entertain. The dining space flows through to the kitchen, which has been beautifully finished with modern Harvey Jones carpentry and includes integrated appliances and a range cooker. Double doors lead from the kitchen to the front garden to connect the house to the outside space. A study and a guest cloakroom complete the accommodation on the ground floor.





Upstairs, the two bedrooms are found, the principal of which has generous fitted wardrobes, and there is a family bathroom, and a second shower room.

The cellar can be accessed from the family room, and is currently used as a games room/gym but could be fully converted to create a further reception room.

Garden and grounds

The house is set back from the road with a gated entrance to the driveway with parking for several cars, and there is a beautiful wisteria creeper over the front of the house. The front garden has a sense of privacy and is mainly laid to lawn with mature, planted beds and there is a useful shed.

The rear courtyard garden can be accessed from the side of the house and connects to the inside accommodation through double doors from the study, and also a single door from the dining space in the kitchen that allows the entertaining space to seamlessly flow outside.

Services

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

Directions

Postcode: GU1 4LT

What3words: ///hurt.minds.oiled

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band E

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 June 2024. Photographs and videos dated June 2024.

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Approximate Gross Internal Floor Area

1573 sq ft / 146.2 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.

