



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,925,000

17, Broadwater Rise

Guildford, GUI 2LA

Tucked away at the end of a very convenient residential road, close to all of Guildford's most popular schools and with a private gate leading directly onto Merrow Downs - A fine Victorian family house of charm and character with practical family orientated accommodation, in a very secluded and quiet garden

PROPERTY SUMMARY

An impressive Victorian family house which has been extended and upgraded over the years to now provide light and airy, practical accommodation, ideal for family living. There are many features of its period, including replaced bespoke double glazed wooden sash windows and high ceilings. However, the house benefits from up to date technology including a 14 panel 4KW solar system on the roof which generates electricity with an inverter and there is a 13.5 kWh Tesla powered battery and a 7kWh EV charging point. The hot water is a Megaflow system with a solar coil, heated by evacuated tubes on the roof. An impressive reception hall provides a great first impression, with two reception rooms and a study off. A large extended kitchen/breakfast room with feature vaulted ceiling and glazed gable, now forms the heart of the house. There is also utility room and cloakroom off. On the first floor there are four lovely bedrooms with low sash windows and a family bathroom. On the second floor there is a fifth bedroom and a further bathroom. Outside a long private driveway, providing parking for several cars, leads to the detached garaging, with space for three cars and a path leads to a private gate directly on to the Downs, providing excellent dog walking. The remainder of the garden is on the west and at the front of the house with lawns and a putting green.



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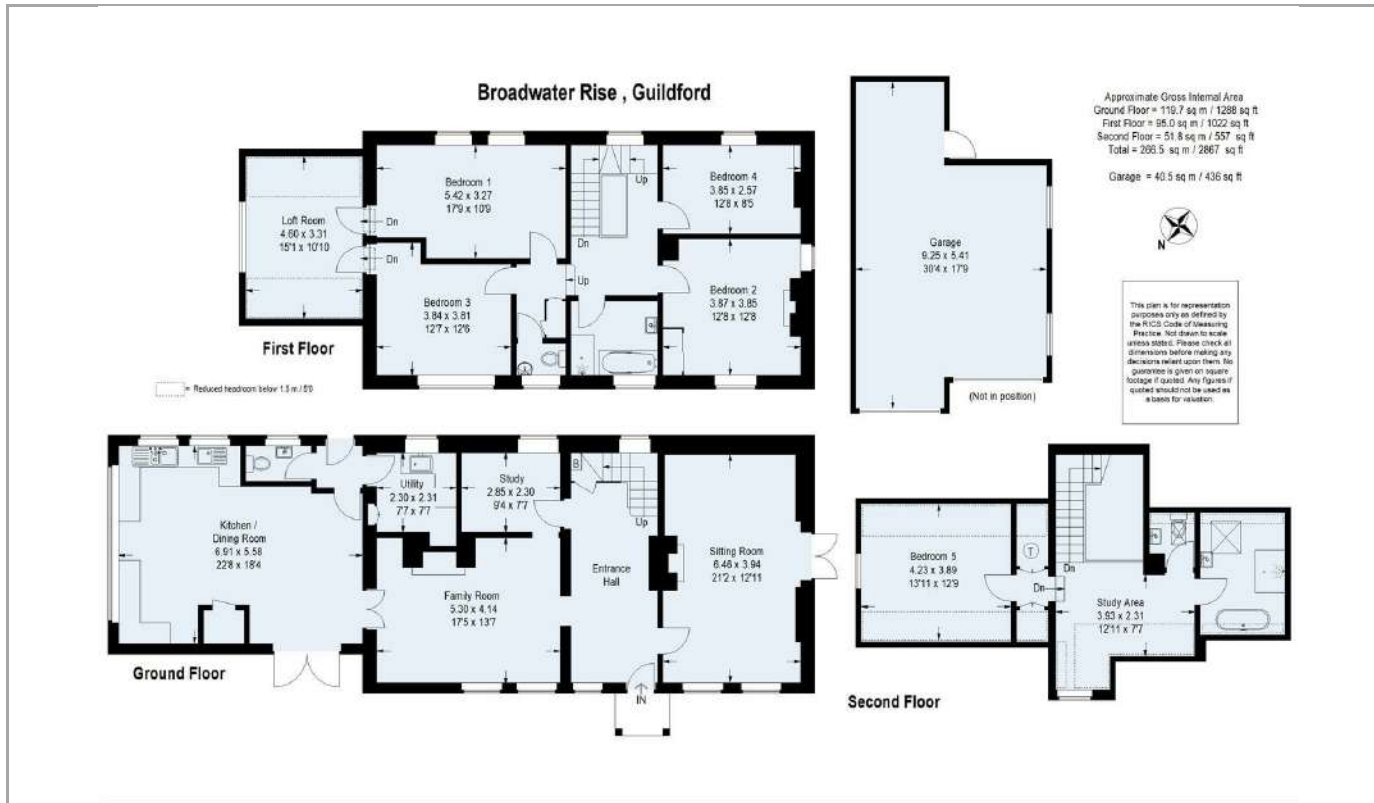
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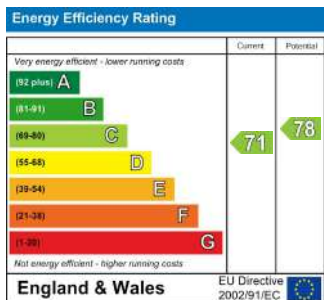






DIRECTIONS

From the mini roundabout at the top of Guildford High Street, bear right into Epsom Road and continue over the traffic lights by Rogues Bar. Broadwater Rise is then the seventh turning on the right. Continue up the cul de sac and bear left at the turning circle and carry on up the driveway keeping left and 17 will be found at the very end.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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