



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,395,000

The Old School House, Birtley Road

Guildford, GU5 0HX

A fine detached Victorian family home, situated in the heart of this popular village, with all local amenities only a short walk away, and just over 3 miles from Guildford town centre. A subtle balance of period charm and modern convenience, delightfully presented, both inside and out.

PROPERTY SUMMARY

Lovingly restored and upgraded by the current owners, this handsome detached family home offers generous and well balanced accommodation over three floors. The focal point of the ground floor is a bright and spacious kitchen/dining room, with a well planned selection of units and appliances, arranged around a central island. Two further reception rooms are available, currently used as a sitting room and family room. On the first floor there are four double bedrooms, two with en-suites and a further large family bathroom, with a fifth bedroom, currently used as a home office, available on the second floor. Outside the gardens are a particular feature, having been carefully planned and professionally designed. A large double garage has been built, also providing a separate store/workshop and shower room.



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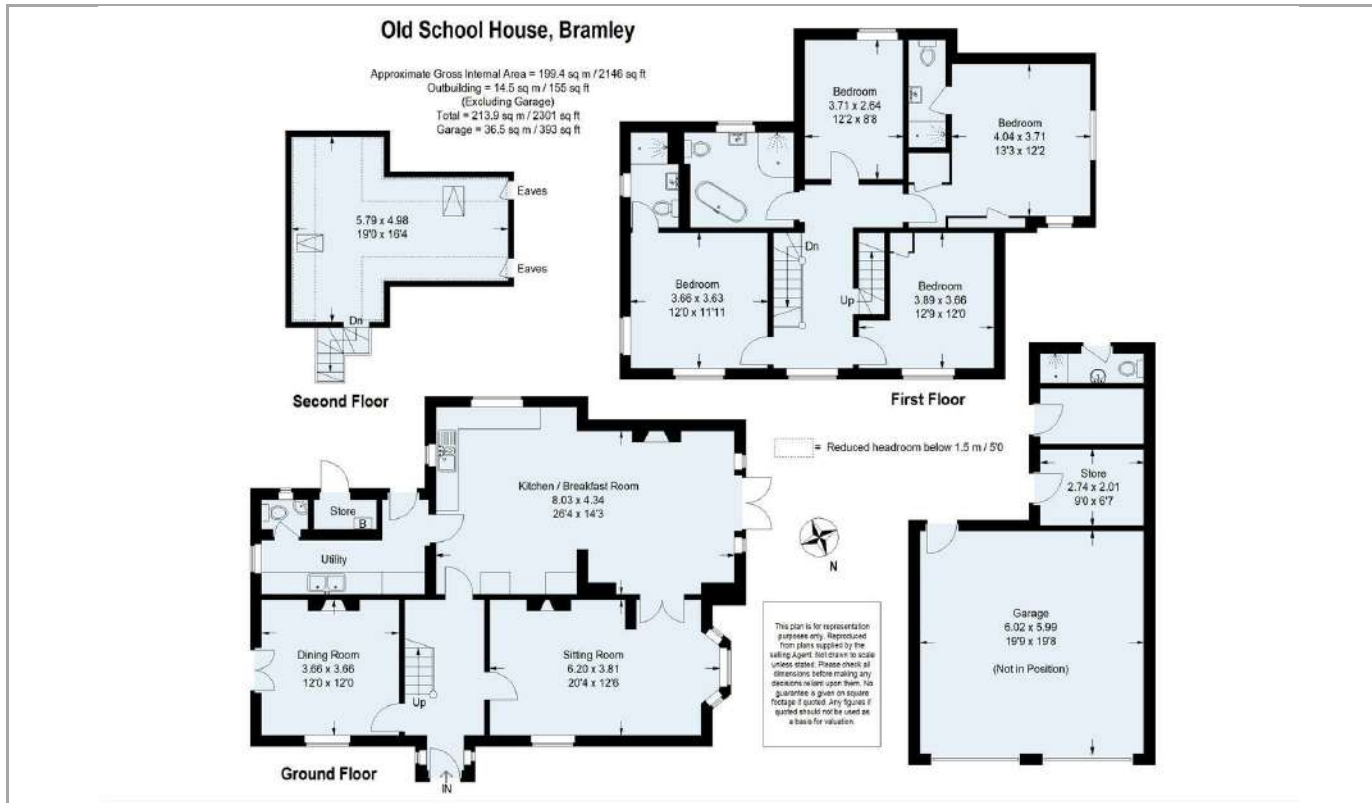
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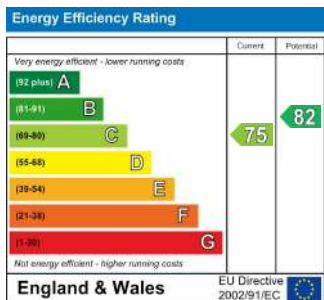






DIRECTIONS

From the centre of Guildford head south on the A281, passing through the village of Shalford. As you reach Bramley carry on through the village and The Old School House will be found on your right, on the corner of The Coombs.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley Borough Council

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



OFFICE ADDRESS

6 Quarry Street
 Guildford
 Surrey
 GU1 3UR

OFFICE DETAILS

01483 300300
 info@hillclements.com
 https://hillclements.com/