

MARESCHAL ROAD

Guildford



Chantry
& Pewleys

ESTATE AGENTS



AT A GLANCE

- 4 Bedrooms
- 1 Bathroom
- Kitchen overlooking the garden
- Pantry
- Utility Room
- Basment storage
- Driveway parking
- Rear garden with terrace and lawn
- Elevated views
- 0.3 miles to Guildford Train station
- 0.3 miles to Guildford High Street

Tenure: Freehold. **Council Tax Band:** F. **EPC:** D

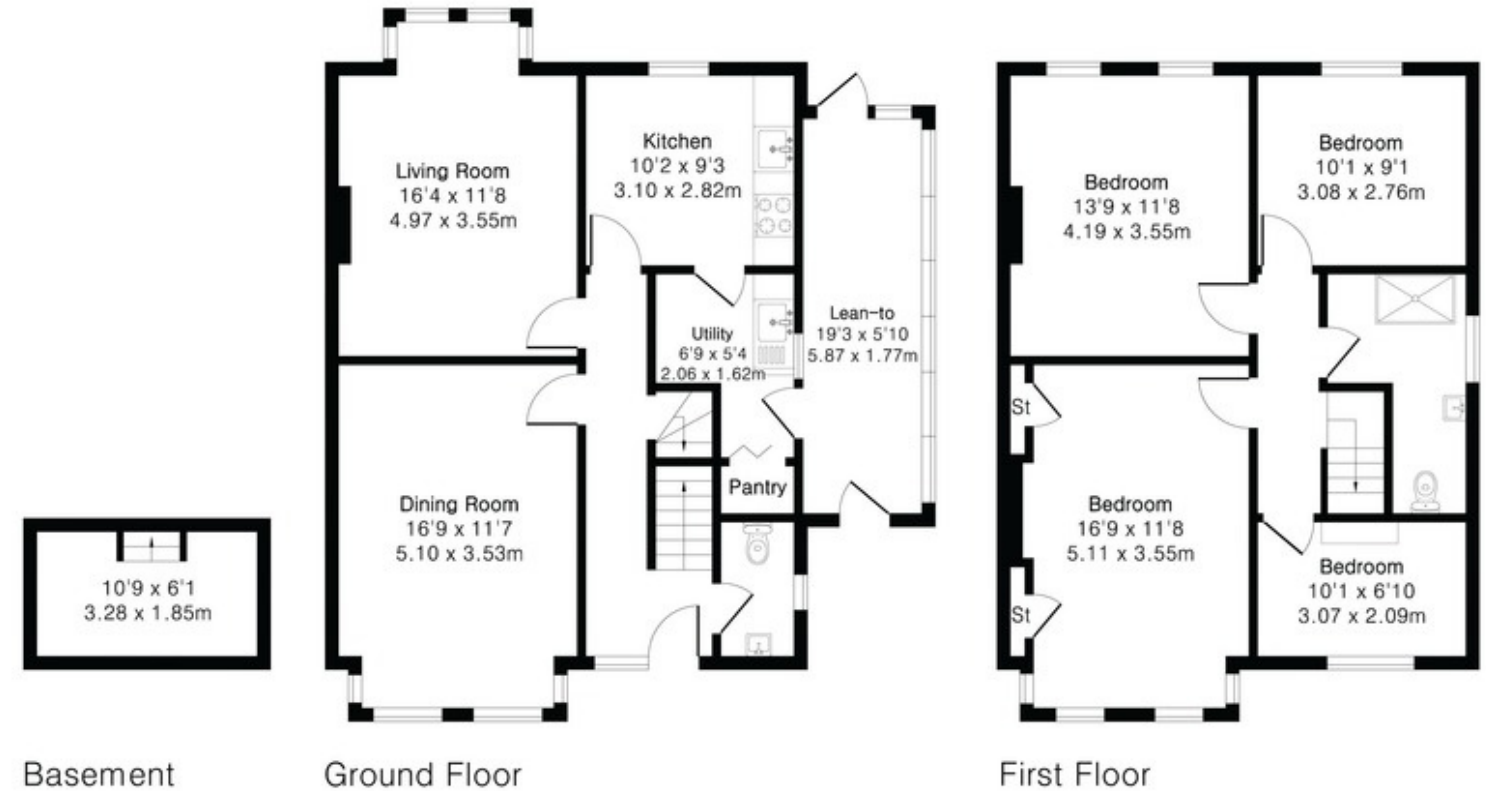


Approximate Gross Internal Area 1508 sq ft - 140 sq m

Basement Area 65 sq ft – 6 sq m

Ground Floor Area 789 sq ft – 73 sq m

First Floor Area 654 sq ft – 61 sq m



FROM THE AGENTS

Spending time here, it's the position that defines the house. The view sits behind it and draws you through the space, giving a constant reminder of where you are in Guildford.

There's a clarity to how the house is arranged. Each space has a clear role, with the main rooms positioned to make the most of the outlook, while the supporting spaces sit neatly around them. It already works well as it is, but there's also obvious headroom to reshape and extend, depending on how someone wants to live.

Outside, the garden and terrace make the most of the setting. It's easy to imagine this evolving over time – both inside and out – which is often what draws buyers to houses like this.

Warmly,

Iwan & Pippa

Iwan Hall and Pippa Barnes
Associates

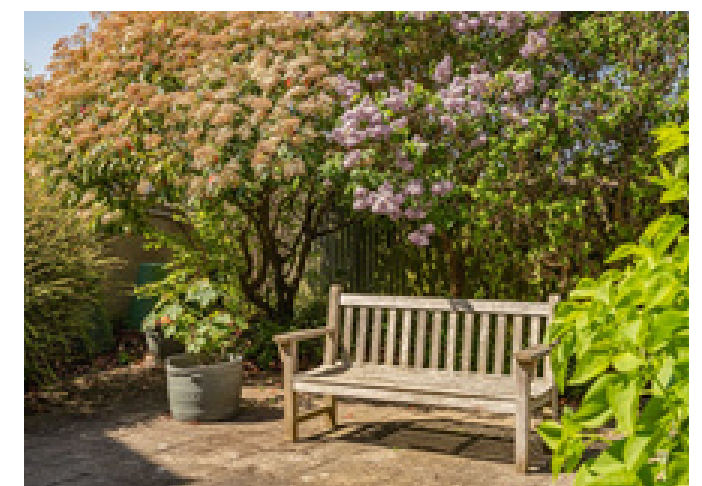
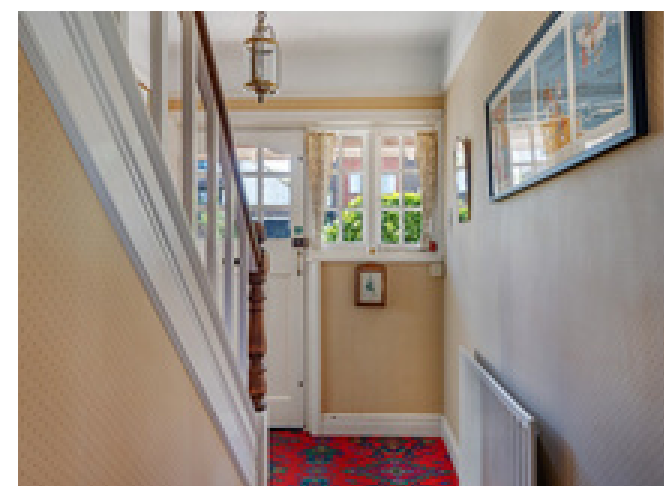


WELCOME HOME

A rarely available detached home set in one of Guildford's more established residential positions, where elevated views across the town immediately set it apart.

The house combines period character with clear potential. It sits comfortably within reach of the town centre, while also falling within the catchment of several highly regarded schools. The Mount, an area of chalk grassland, offers panoramic views across the town and is perfect for picnics or walking.

For buyers looking to secure a long-term home with scope to adapt and improve, this is a compelling opportunity.



LIVING & DINING

The sitting room sits to the rear of the house, accessed from the central hallway, and is where the position becomes most apparent.

A large window frames the view across Guildford, drawing in natural light throughout the day and giving the room a clear focal point. The proportions allow for a comfortable seating arrangement centred around the fireplace, with the outlook remaining a constant presence.

To the front, the dining room offers a deliberate contrast. The bay window brings in a softer, even light and creates a natural setting for a central table, with enough space to host without compromise.

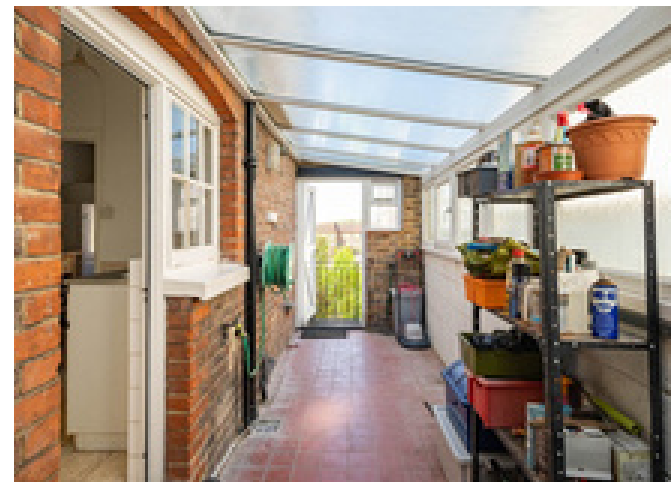
Set apart from the main living area, it works well for both everyday meals and more formal occasions, with a sense of character and proportion that gives the room real presence.



KITCHEN & UTILITY

The kitchen sits to the rear of the house, positioned to take advantage of the garden outlook. There is a practical amount of storage and worktop space, with room for freestanding appliances.

From here, the house extends into a sequence of useful supporting spaces. A pantry and utility area provide additional storage and laundry space, leading through to a lean-to which in turn connects directly to the garden. This arrangement keeps the functional elements separate from the main kitchen while maintaining easy access outside.



FIRST FLOOR

Upstairs, the layout provides four rooms, arranged with flexibility depending on need. The principal bedroom enjoys the same elevated outlook as the living space below, reinforcing the sense of position.

The remaining rooms can be used as bedrooms, study space or dressing rooms, depending on requirements. This adaptability is a key strength, particularly for buyers planning longer-term use.

A family bathroom complements the accommodation.

THE GARDEN



The garden is arranged across two levels. Steps lead down from the house onto a section of lawn directly behind the house and 4 steps lead down from the lawn to the patio.

This lower terrace feels more sheltered and works well for seating or outdoor dining, creating a distinct area to use at different times of day. The overall layout makes practical use of the plot, balancing open space with more defined areas to sit and gather.

To the front, there is private driveway parking, with clear scope to enhance or expand capacity if required.

At basement level, a former coal cellar provides useful storage space, adding a practical element that supports day-to-day living without impacting the main accommodation.



Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ