

# MILLMEAD TERRACE

Guildford







# AT A GLANCE

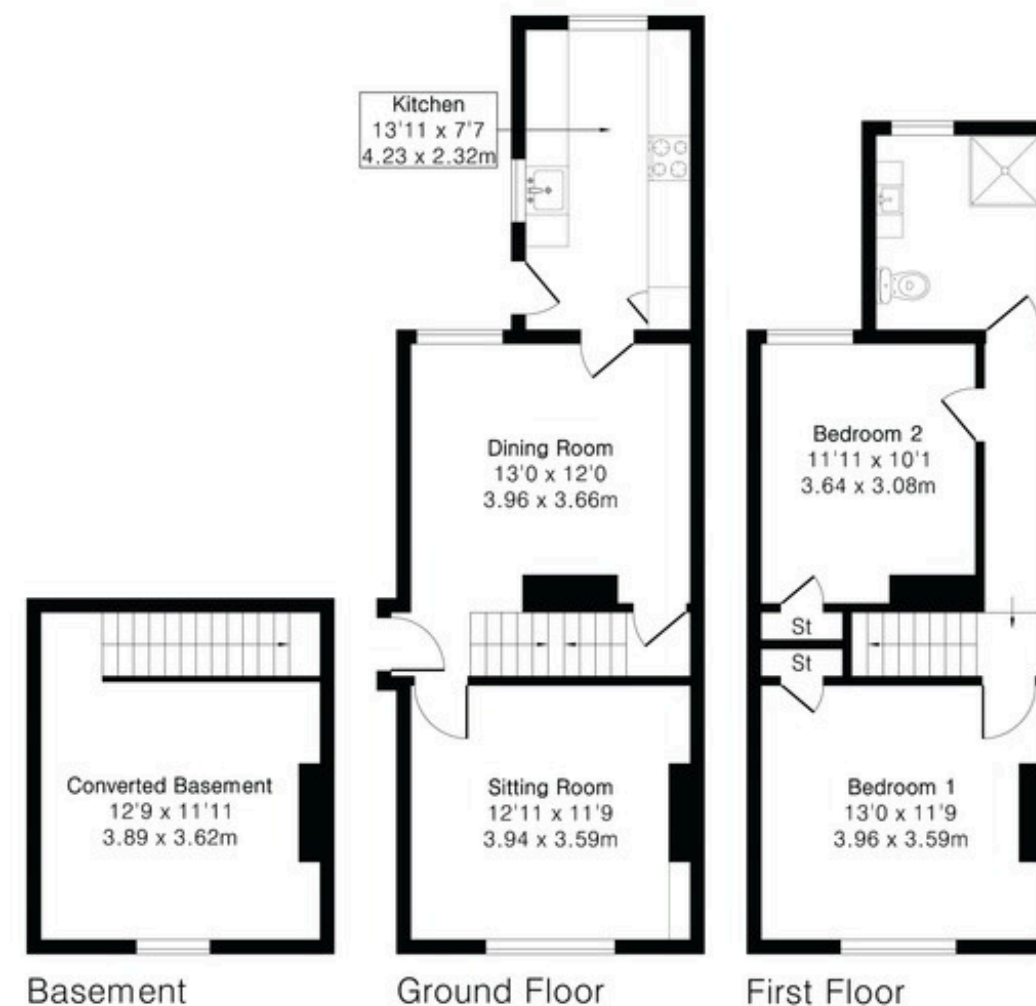
- 2 double bedrooms
- 2 reception rooms
- Converted basement
- Modern kitchen overlooking the garden
- Modern bathroom
- Character features throughout
- Courtyard garden
- Residents parking
- 0.3 miles to Guildford station (town side)
- 0.3 miles to Guildford High Street
- No onward chain

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



**Approximate Gross Internal Area 1102 sq ft - 102 sq m**

Basement Area 195 sq ft – 18 sq m  
Ground Floor Area 473 sq ft – 44 sq m  
First Floor Area 434 sq ft – 40 sq m



# FROM THE AGENT

The location immediately sets this home apart. Millmead Terrace is one of those roads that many buyers discover only after spending time in Guildford, tucked away from the busier routes yet within a few minutes' walk of the station, the High Street and riverside walks. It offers a quieter pace of life without giving up the convenience that makes this part of town so popular.

Inside, the house has been updated with a clear respect for its Victorian origins with original fireplaces and period details remaining an important part of the home's character.

Warmly,

*Iwan & Pippa*

Iwan Hall & Pippa Barnes  
Associates





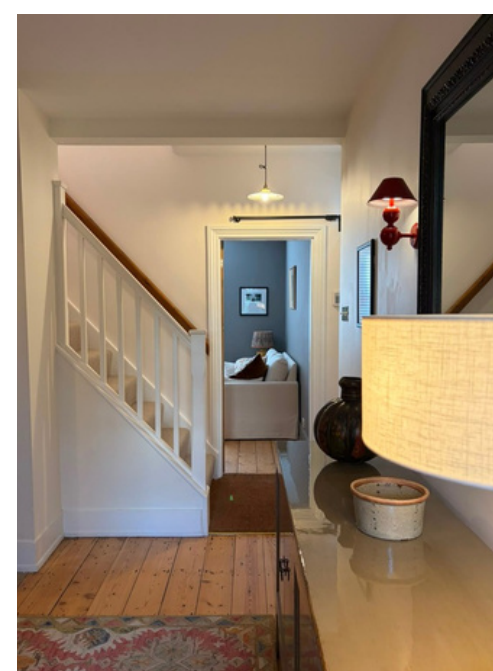


# LIVING SPACE

The accommodation retains the classic proportions of a Victorian home, with two separate reception rooms creating distinct spaces for everyday living.

The sitting room at the front centres around an attractive fireplace with fitted shelving to one side, creating a comfortable room to relax at the end of the day. Light pours in through the large window to the front of the room. To the rear, the dining room connects naturally with the kitchen, providing plenty of space for everyday meals as well as entertaining family and friends.

A converted basement adds another dimension to the house. With generous proportions and natural versatility, it can adapt as a home office, cinema room, gym or occasional guest space depending on individual needs.





# KITCHEN & DINING

The dining room sits at the heart of the house, linking the principal reception rooms with the kitchen and creating a natural space for everyday dining as well as entertaining. Its central position allows the accommodation to flow comfortably while retaining the distinct character of each room.

Beyond, the kitchen has been thoughtfully designed with a timeless palette of painted shaker-style cabinetry, quartz worktops and a range cooker, combining traditional styling with modern practicality.

The galley layout provides generous storage and preparation space on both sides, making it equally suited to cooking and hosting while underfloor heating adds everyday comfort.

A large rear window frames views of the garden and draws natural light through the room, while a door offers direct access outside, making the garden feel like a natural extension of the kitchen during the warmer months.

Exposed timber detailing and carefully chosen finishes sit comfortably alongside the property's Victorian character, creating a room that feels both considered and enduring.







# ACCOMMODATION

Upstairs, both bedrooms are generous doubles, each with its own character and original fireplace creating a natural focal point.

The principal bedroom spans the full width of the house, providing ample space for freestanding furniture without compromising the sense of openness. The second bedroom is equally well-sized and overlooks the rear, making it an excellent guest room or children's bedroom.

The bathroom has been thoughtfully updated in a clean, contemporary style that complements the age of the property and includes a walk-in shower, underfloor heating, and a vanity unit providing useful storage beneath the basin.

Natural light and a simple palette create a bright, practical room that comfortably serves the accommodation, while the underfloor heating adds an extra touch of everyday comfort.





# THE GARDEN

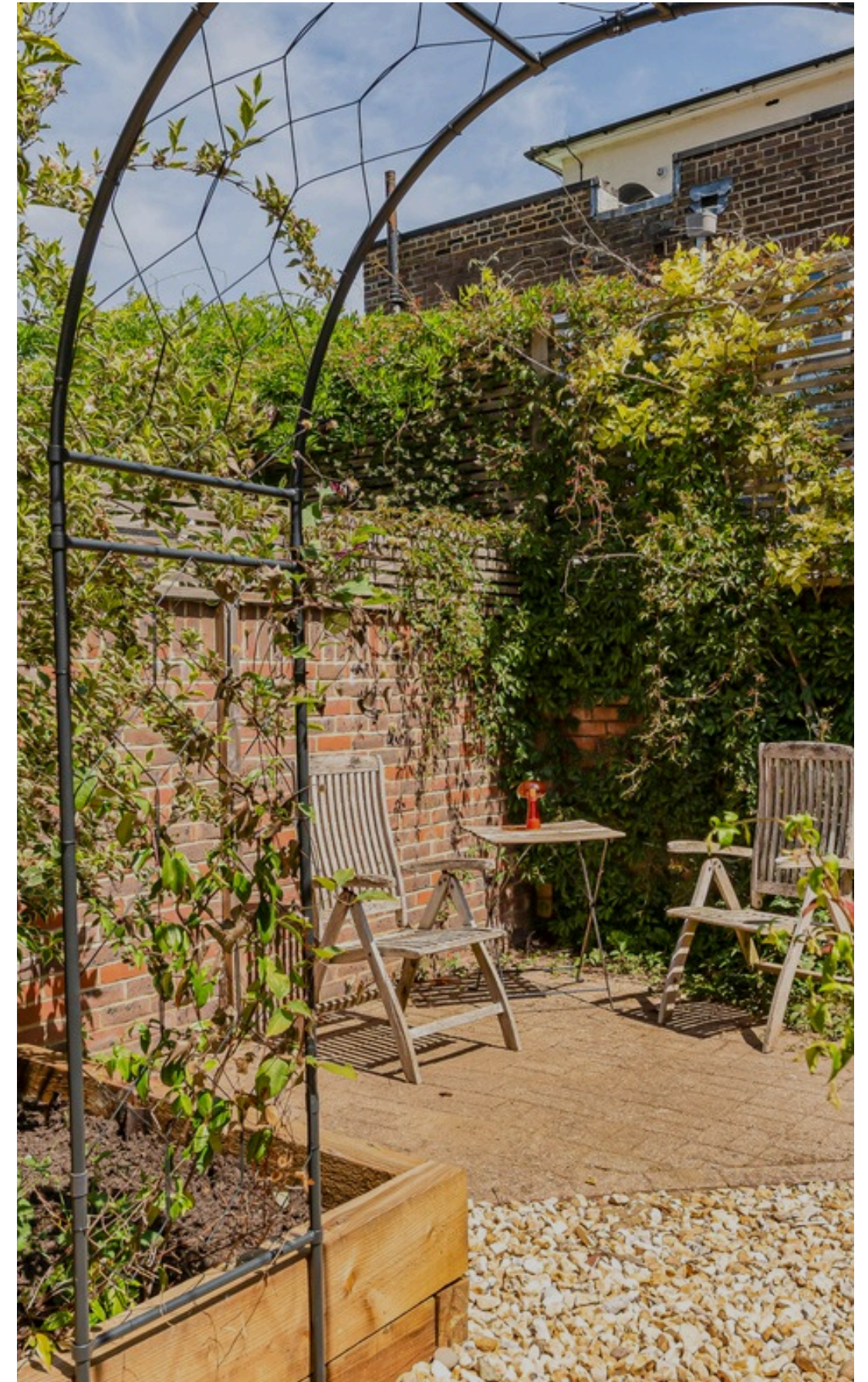


The rear garden has been designed for ease of maintenance while still offering plenty of interest.

Gravelled seating areas are framed by mature planting and raised borders creating a private setting that works equally well for quiet mornings outside or summer entertaining.

A brick patio towards the rear provides an additional seating area tucked amongst the planting.

Parking is on-street with residents permits available to purchase







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