

74 STOKE FIELDS

Guildford





AT A GLANCE

2 double bedrooms

2 reception rooms

Modern kitchen

Character features throughout

Courtyard garden

Off-street parking

0.5 miles to Guildford station (town side)

0.5 miles to Guildford High Street

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



Approximate Gross Internal Area 686 sq ft - 64 sq m

Ground Floor Area 410 sq ft – 38 sq m

First Floor Area 276 sq ft – 26 sq m



FROM THE AGENT

With Guildford's High Street, mainline station and riverside walks all within easy reach, this is a home that combines convenience with one of the town's most established settings.

Inside, the accommodation retains its period charm while introducing practical improvements for modern living. Outside, the rear garden has been thoughtfully arranged with raised planting beds and space to sit and enjoy the warmer months.

The character of a Victorian cottage, a private driveway and a tucked-away town centre position make this a particularly appealing opportunity.

Warmly,

Iwan

Iwan Hall
Associate





CHARACTER LIVING

A welcoming entrance porch provides a practical transition into the home while introducing the character found throughout this Victorian cottage.

The sitting room is a comfortable and inviting space, centred around a feature fireplace that creates an attractive focal point. A large window to the front brings in plenty of natural light, while fitted shelving and cabinetry frame the chimney breast, adding useful storage without detracting from the period character. It is a room that feels equally suited to a quiet evening as it does welcoming friends and family.

Stoke Fields is one of Guildford's most established and desirable residential locations, known for its attractive Victorian homes and exceptional convenience. Tucked away on a picturesque no-through road, the property is just a short stroll from the historic High Street, Guildford's mainline station and the River Wey. Fast rail services to London Waterloo, highly regarded schools, nearby Stoke Park and easy access to the Surrey Hills all contribute to the area's enduring appeal.



KITCHEN & DINING

Positioned to the rear of the house, the dining room forms the natural heart of the ground floor, sitting alongside the kitchen and overlooking the garden through a large window that draws in plenty of natural light.

The adjoining Shaker-style kitchen provides direct access to the patio, creating an easy connection to the outside during the warmer months and making it a practical extension of the living space for everyday dining and entertaining.

Fitted with a range of cabinetry, generous work surfaces and integrated appliances, the kitchen has been designed with both function and character in mind. Underfloor heating adds everyday comfort, while the thoughtful layout keeps everything within easy reach.

The modern ground floor bathroom is positioned beyond the kitchen and also benefits from underfloor heating.





ACCOMMODATION

The first floor offers two equally sized double bedrooms, each providing comfortable accommodation with plenty of natural light and flexibility for guests or home working.

The contemporary bathroom is located on the ground floor and is finished in a modern style, also benefiting from underfloor heating for added comfort throughout the year.



THE GARDEN

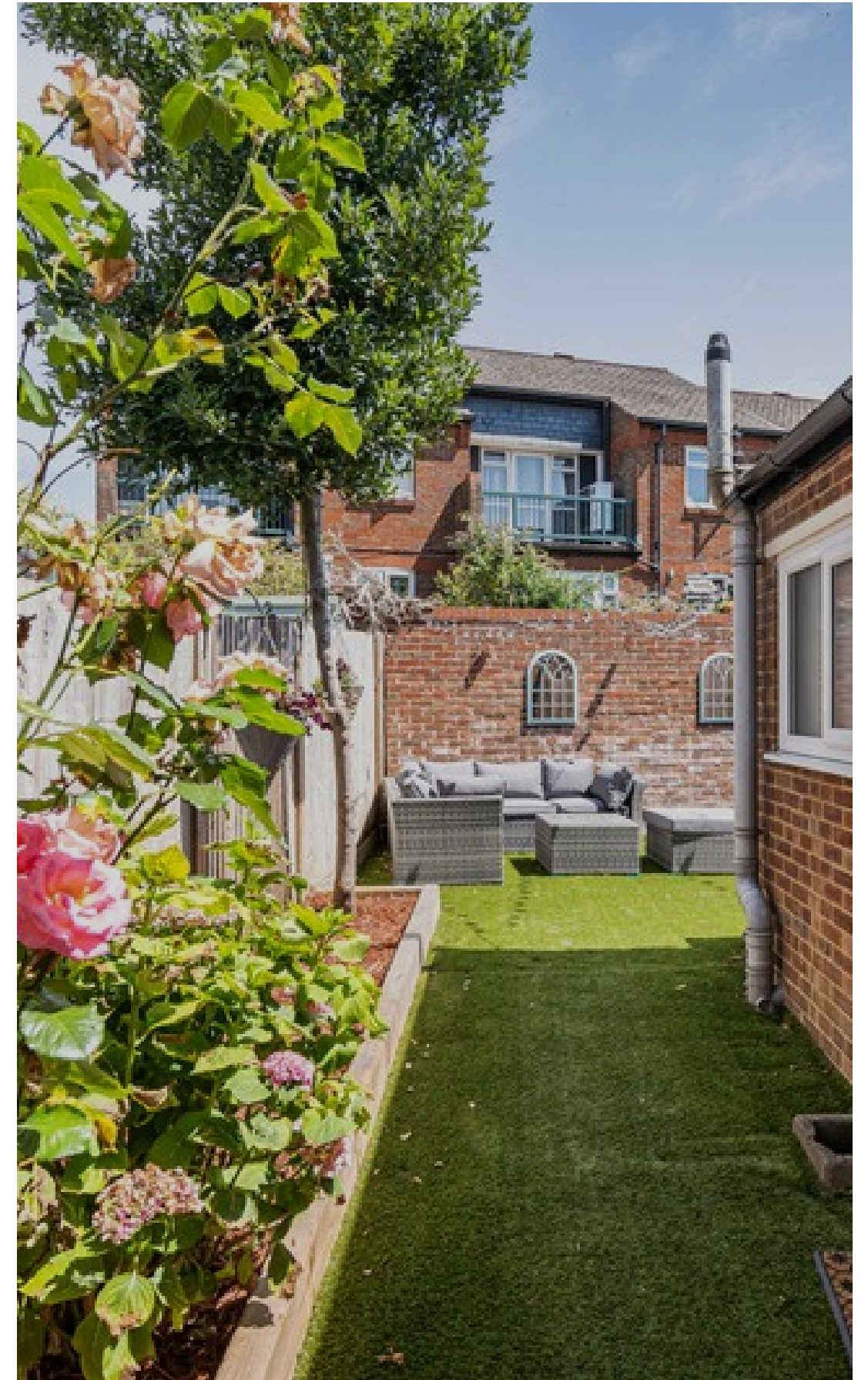


The enclosed rear garden has been thoughtfully arranged with raised planting beds and an area of artificial lawn, creating an attractive space that is easy to maintain.

For those looking to personalise the garden, the artificial lawn could equally be replaced with natural grass or further planting.

A characterful brick wall encloses the far end of the garden, creating a private backdrop that complements the Victorian cottage, while gated side access provides a practical route between the front of the property and the garden.

To the front, the private driveway provides the rare advantage of off-street parking in such a central Guildford location.





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