

47 JOSEPHS ROAD

Guildford





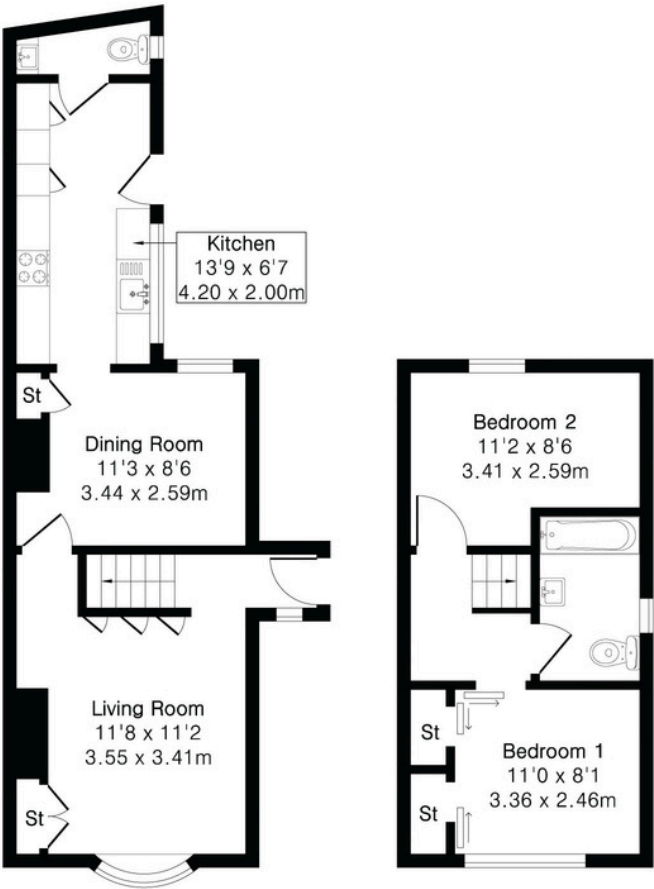
AT A GLANCE

- Character cottage
- 2 double bedrooms
- 2 reception rooms
- Exposed brickwork and original period detailing
- Feature fireplaces to the living and dining rooms
- Fitted kitchen with integrated appliances
- Modern bathroom and separate ground-floor WC
- Courtyard garden with decking and pergola
- Walking distance of Stoke Park and The Lido
- 1.4 miles to Guildford Train Station (town side)

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



Approximate Gross Internal Area 655 sq ft - 61 sq m
Ground Floor Area 389 sq ft – 36 sq m
First Floor Area 266 sq ft – 25 sq m



Ground Floor First Floor

FROM THE AGENT

For me, the highlight of the property is the combination of modern finishes and period detailing throughout. The exposed brickwork and original fireplaces give the cottage its character, while the shutters, contemporary finishes and thoughtful storage bring a more refined feel.

I can see this lovely home appealing to someone looking for a first home with genuine character, but equally to someone wanting to downsize without moving away from the convenience of Guildford.

The two reception rooms give the house more versatility than you might expect from a cottage of this size, while the two double bedrooms and private garden mean there is still plenty of space.

Warmly,

Iwan

Iwan Hall
Associate





CHARACTER LIVING

The front door opens into an entrance hall, where patterned floor tiles and a stair runner introduce some of the cottage's character from the outset. From here, the house moves through to the living room, where a wide front window brings in natural light and fitted shutters add another traditional detail.

Timber flooring brings warmth to the room, while bespoke cabinetry beneath the staircase makes practical use of an otherwise awkward area and keeps storage discreetly integrated. There is generous space for seating, with the simpler finish allowing the period details to stand out without dominating the room.

There is good separation between the two reception rooms, allowing the living room to remain a more relaxed space away from the dining room, where the exposed brick fireplace provides a stronger period focal point. Together, the two rooms give the ground floor distinct areas for sitting and dining while retaining the character of the cottage.

Josephs Road also puts several of Guildford's everyday amenities within easy reach. Stoke Park and Guildford Lido are both within walking distance, while the town centre and mainline station are readily accessible.

Guildford offers a broad mix of independent and national shops, restaurants and leisure facilities, alongside a strong choice of state and independent schools. Trains from the mainline station reach London Waterloo from approximately 38 minutes, while the A3 connects with the M25 and the wider motorway network.



KITCHEN & DINING

The dining room is particularly distinctive. Exposed brickwork gives the room depth and individuality, sitting alongside the original fireplace and timber detailing. It is a rich combination of materials that celebrates the period fabric of the cottage without making the interior feel overly traditional.

Beyond, the kitchen takes a cleaner, more contemporary approach. Cabinetry and work surfaces run along both sides, creating a smart galley arrangement with fitted appliances and generous preparation space.

A wide window above the sink brings in plenty of natural light and looks directly across the garden. From here there is access to the ground-floor WC and courtyard garden.





ACCOMMODATION

Upstairs are two double bedrooms.

The principal bedroom sits at the front of the house, with built-in storage providing a clean and considered finish. Fitted shutters frame the window, while a panelled feature wall introduces texture and gives the room a more distinctive, refined character.

The second bedroom overlooks the rear and provides another comfortable double room.

The family bathroom has a contemporary finish, with a bath and shower above, fitted vanity storage, large-format tiling and a chrome heated towel rail.



THE GARDEN

The private courtyard garden has been thoughtfully arranged to create a series of distinct areas.

Stone paving immediately behind the house leads to newer decking, where a timber pergola frames the main seating area. Established planting softens the boundaries, while sections of brickwork complement the materials found inside the cottage.

There is also independent access from Josephs Road via the pathway running alongside the house, allowing the garden to be reached without going through the property.

On-street residents parking is available on Josephs Road.





 Chantries & Pewleys

01483 405222

guildford@chantriesandpewleys.com

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