

BAILLIE ROAD

Guildford



**Chantries
& Pewleys**

ESTATE AGENTS

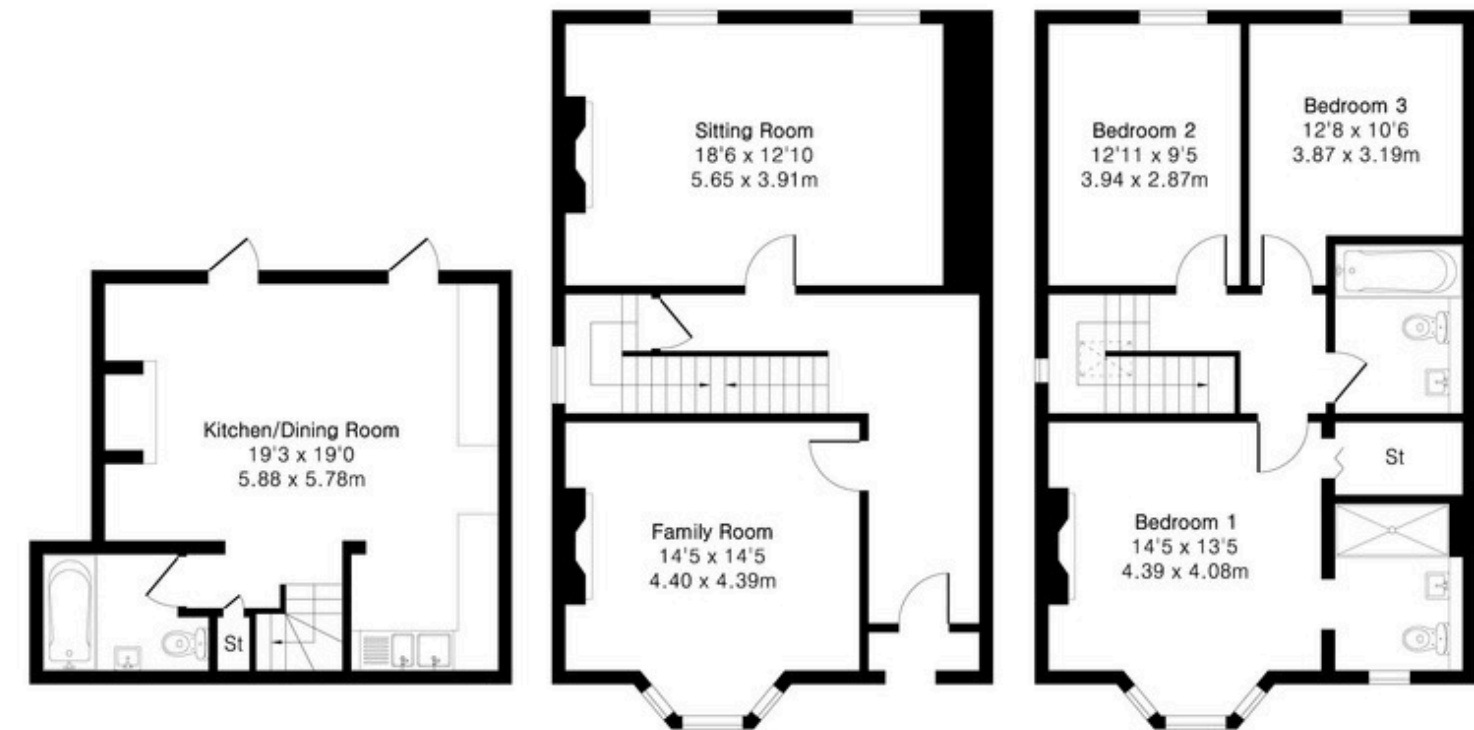


Approximate Gross Internal Area 1629 sq ft - 151 sq m

Lower Ground Floor Area 388 sq ft – 36 sq m

Ground Floor Area 610 sq ft – 57 sq m

First Floor Area 631 sq ft – 58 sq m



Lower Ground Floor

Ground Floor

First Floor

AT A GLANCE

- Victorian semi-detached townhouse
- Three double bedrooms
- Three bathrooms
- Two reception rooms
- Open-plan kitchen and dining room
- Separate utility room
- Principal bedroom with en suite bathroom
- South-west facing walled rear garden
- Residents parking
- Walking distance to Guildford High Street, London Road station and Pewley Downs

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



FROM THE AGENT



The combination of period architecture and modern refurbishment has been handled particularly well here. The original fireplaces, bay windows and generous ceiling heights remain, while the kitchen, bathrooms and overall finish have been updated to suit modern living.

The lower ground floor kitchen and dining room is the natural focal point of the house. There is room to cook, dine and spend time together without the space feeling over-designed, and the direct access to the garden changes how the room is used throughout the warmer months.

Its position is equally appealing. The High Street, London Road Station and Pewley Down are all within easy reach, making it a rare opportunity to enjoy a character home in one of Guildford's most established residential locations.

Warmly,

Chris

Chris Dean
Director





LIVING SPACES

The ground floor offers two distinct reception spaces, each retaining many of the property's original Victorian features.

To the front, the bay-fronted living room benefits from high ceilings, decorative cornicing and an original fireplace, creating an elegant space with excellent natural light throughout the day. A second reception room provides additional flexibility and could serve equally well as a family room, reading room or more informal sitting room.

Together, the rooms provide a useful degree of separation from the main kitchen and dining area, allowing the house to adapt easily to both busy family life and quieter moments.





KITCHEN & DINING

Occupying the lower ground floor, the kitchen and dining room forms the heart of the house. This generous open-plan space has been designed around everyday living, with clearly defined cooking and dining areas that work naturally together.

The kitchen is fitted with a comprehensive range of cabinetry, integrated appliances and extensive work surfaces, while the dining area provides ample room for larger gatherings as well as day-to-day family use. Natural light enters through windows and French doors leading directly to the garden.

Whether hosting friends around the dining table or enjoying a quieter evening with the doors open to the garden, the layout supports a variety of uses without compromising practicality.

A separate utility room and cloakroom sit alongside this floor, helping keep the main living space organised and functional.



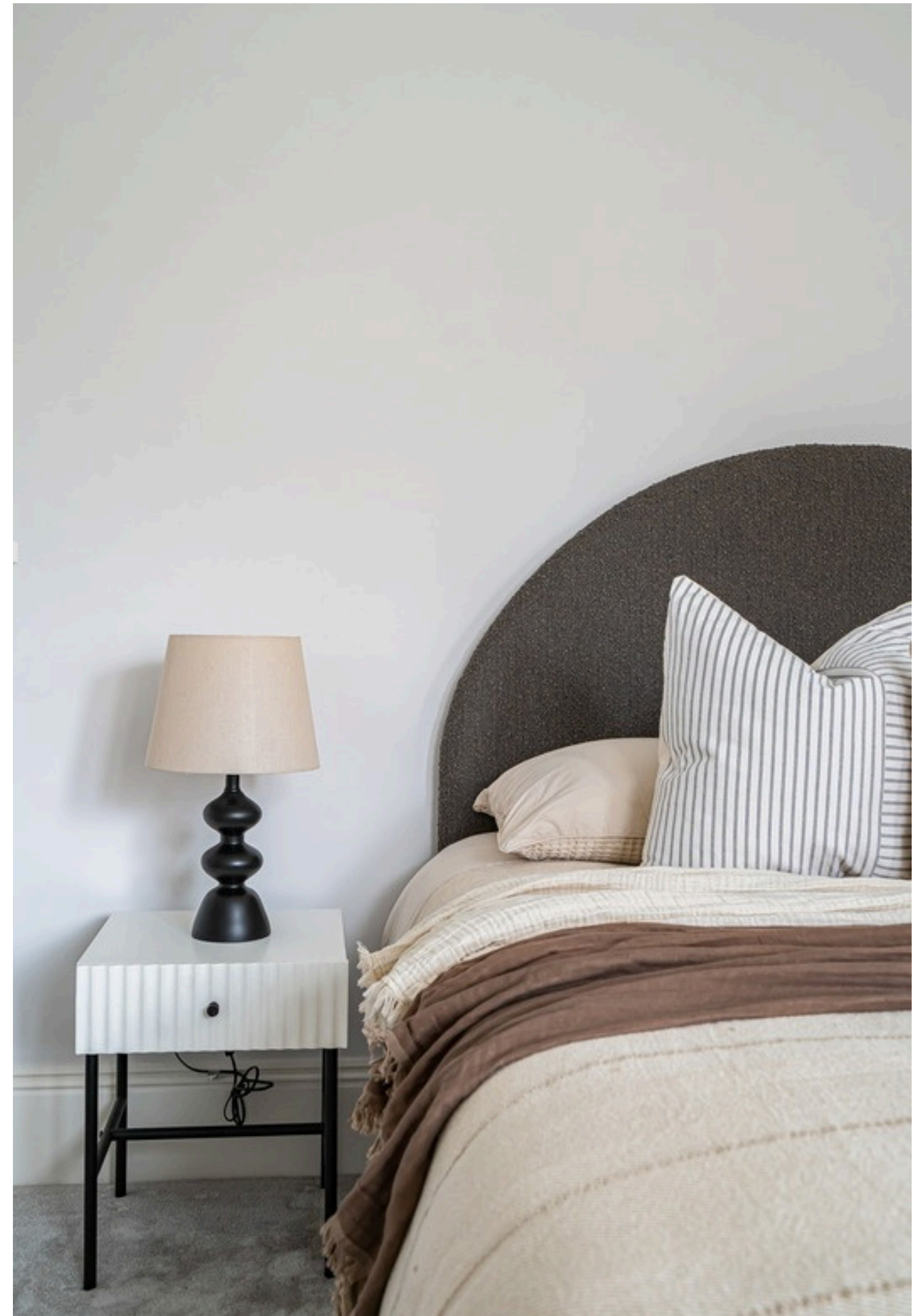


BEDROOMS & BATHROOMS

Arranged across the upper floor are three generous double bedrooms.

The principal bedroom enjoys an attractive bay window, original fireplace and a luxurious en-suite shower room finished in a contemporary style. The remaining bedrooms are served by a family bathroom fitted with a modern suite including both a bath and separate shower.

The accommodation has been carefully updated throughout, creating bright and comfortable bedrooms while preserving the character features that give the house its individuality.



THE GARDEN

French doors from the kitchen open directly onto a south-west facing walled garden.

Designed as a private outdoor retreat, the garden combines sheltered seating areas with mature planting and established boundaries that provide a good degree of enclosure. The orientation allows the garden to enjoy afternoon and evening sun, making it a natural extension of the living accommodation during the warmer months.

The mature landscaping and period setting create an attractive backdrop, while the overall scale of the garden offers space to relax, entertain and enjoy being outdoors.

Permit parking is available on Baillie Road for residents.





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