



Sydney Place

Guildford, Surrey





A charming Victorian maisonette with a beautiful flat south-facing garden and under 500 metres from Guildford's Upper High Street.

Guildford's Upper High Street 0.3 miles, London Road Station, Guildford 0.4 miles (from 47 minutes to London Waterloo)

Guildford 1.2 miles (from 34 minutes to London Waterloo), A3 (Guildford) 1.3 miles, M25 (Junction 10) 8.7 miles

Heathrow Airport 21.9 miles, Gatwick Airport 24.6 miles, Central London 31.7 miles

(All distances and times are approximate)



3



3



3

Summary of accommodation

Ground Floor: Entrance hall | Kitchen breakfast room | Drawing room | Dining room | Two bedrooms | Bathroom | Shower room

First Floor: Principal bedroom with en suite and dressing room

Gardens and Grounds: Driveway parking | Patio terrace great for entertaining | Spacious gardens

Covered entrance with excellent storage possibilities | Garage

Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.



Schools: Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.



Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.



Sydney Place

5 Sydney Place offers far more spacious accommodation than your typical Guildford town house. This beautifully appointed garden maisonette is less than half a mile walk from the centre of town and situated in the very popular Epsom Road side of Guildford.

This rare opportunity offers a bright and spacious living space with extremely versatile accommodation. Unlike many centre of town properties of a similar square footage, it comes with off street parking for two cars and a garage.

The property benefits from the many character features throughout, such a traditional working fireplace, tall ceiling heights and the original principal drawing room from the main Victorian house. No. 5 is commutable as it is walking distance to two main line stations with trains direct to Waterloo from 34 minutes.









BEDROOMS & BATHROOMS



FLOOR PLAN

Approximate Gross Internal Floor Area

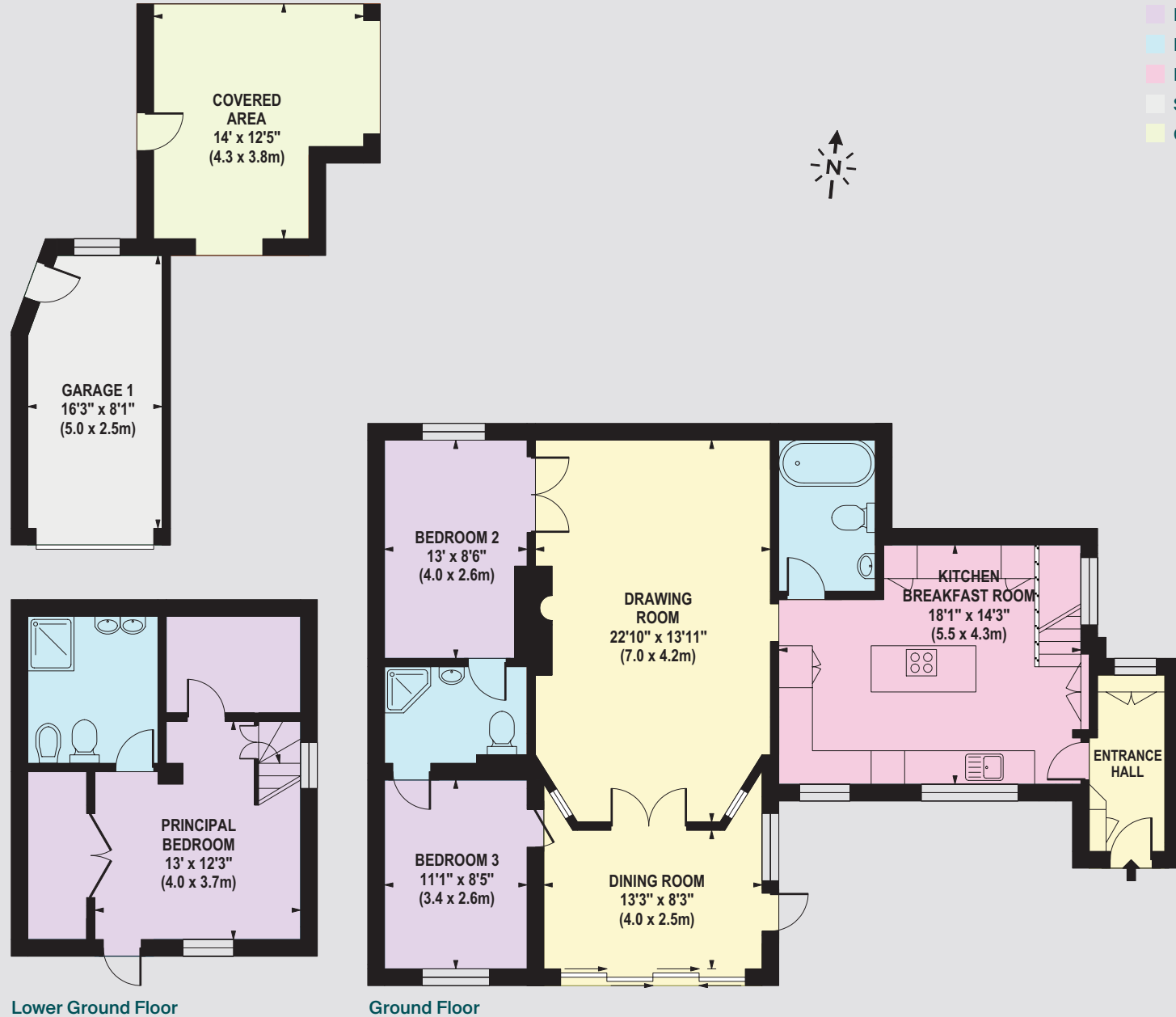
Main House: 1386 sq ft / 129 sq m

Garage 1: 126 sq ft / 12 sq m

Garage 2: 126 sq ft / 12 sq m

Total: 1638 sq ft and 153 sq m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Garden and Grounds

The rear garden is a real feature of the property spanning over 15m in width. French doors from the dining room lead on to the south-facing paved patio area, which in turn has steps leading on to the private, level lawn.

Property Information

Services

We are advised by our clients that the property has mains water, electricity, drainage, gas central heating.

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band E

EPC Rating

D

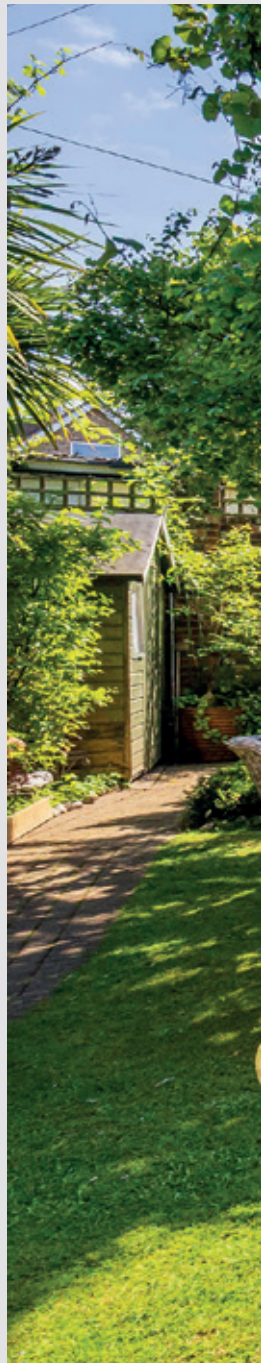
Directions

Postcode: GU1 3NN

What3words: ///tops.judges.allows

Viewings

Viewing is strictly by appointment through Knight Frank or Chanceries & Pewleys.







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