

CLINE ROAD

Guildford



**Chantries
& Pewleys**

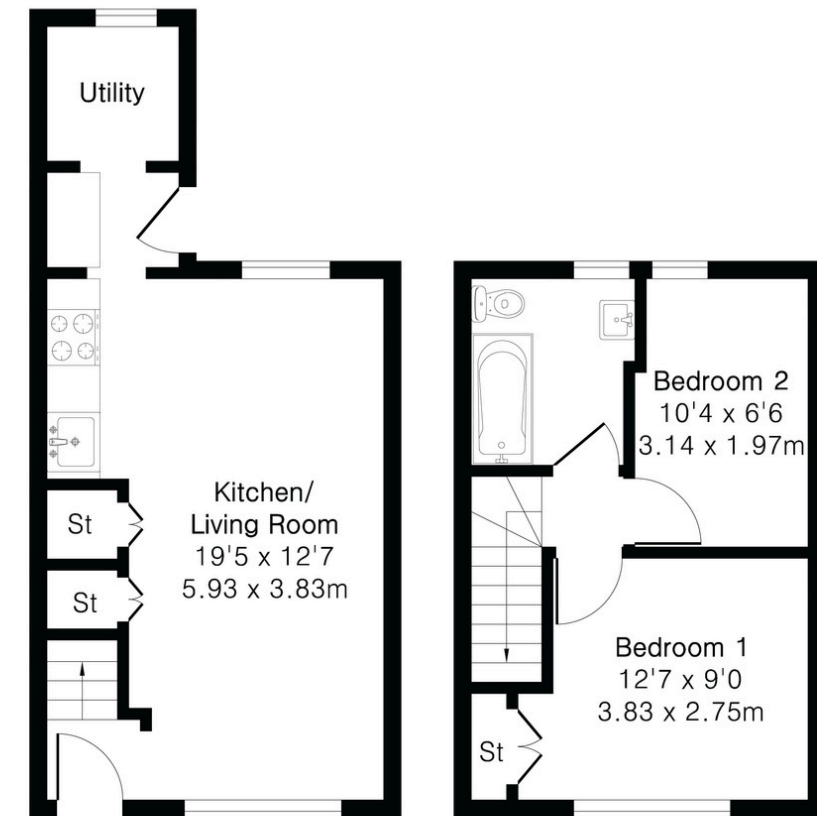
ESTATE AGENTS



Approximate Gross Internal Area 537 sq ft - 50 sq m

Ground Floor Area 290 sq ft – 27 sq m

First Floor Area 247 sq ft – 23 sq m



Ground Floor

First Floor

AT A GLANCE

2 double bedrooms

Open-plan dining/living room

Modern kitchen

Utility Room

Family bathroom

Garden with patio and lawn

Period features

Within 1 mile of Guildford High Street



FROM THE AGENT

Cline Road remains a consistently popular position for buyers. It places you within easy reach of Guildford Town Centre, while still feeling connected to open space, particularly with Pewley Down just up the road.

From the front, the house sets a clear expectation. The red-brick façade, bay window and arched entrance give it a recognisable period identity, which carries through into the way the house feels overall.

That sense of character is balanced by how the interior has been updated. The ground floor has been opened to create a connected living space, while still allowing for defined areas to sit, eat and cook. It's a layout that feels natural to use, rather than purely aesthetic. The garden is one of the real highlights for me, it extends further than you might expect, with a patio directly off the house leading onto lawn and a raised section beyond. It gives enough depth to use properly – whether that's sitting outside for a morning coffee or hosting family and friends.

Warmly,

Iwan

Iwan Hall,
Associate



WELCOME HOME



Cline Road is a well-established residential road known for its consistent character and proximity to both the town and open space. From here, Guildford High Street is within a mile, making day-to-day access to shops, restaurants and the station straightforward. Pewley Down, with beautiful sweeping views, is a short walk away and acts as the gateway to the Surrey Hills from Guildford.

From the front, the red-brick façade and bay window give the property a clear identity, while the arched brick surround frames the entrance in a way that feels typical of the terrace.

The front door opens directly into the main living space, with a large window drawing light into the front of the house. There's an immediate sense of clarity here – open, but not undefined.

Oak herringbone flooring runs underfoot and continues through the ground floor, giving consistency from the outset. Built-in storage sits neatly beneath the stairs, keeping the space practical without interrupting the room.



GROUND FLOOR

The seating area is positioned to the front, with enough depth for a full sofa arrangement without feeling tight. It's a space that works as an everyday room, rather than something purely arranged for show. Light from the bay window carries through the length of the room, helping connect the front and rear of the house.

Moving through, the space shifts naturally into the dining area and kitchen. A fixed return creates a defined place for a table, comfortably seating six. It gives the room structure – somewhere to sit and eat that feels intentional, rather than borrowed from the kitchen itself.

The kitchen is fitted with pale grey shaker-style cabinetry, integrated cooking appliances and space for a freestanding dishwasher. A butler sink with brass taps, open shelving and column-style radiators introduce more traditional detailing, balancing the cleaner lines of the units.

Beyond this, a separate utility room provides space for laundry, additional appliances and storage. It keeps the main living area clear and adds a practical layer to the ground floor, with a rear window bringing in natural light.



FIRST FLOOR



The first floor is arranged simply, with two bedrooms and a bathroom set off the landing.

The main bedroom sits to the front, with a wide window bringing in consistent natural light. It's a comfortable double, with space for fitted wardrobes without compromising the room. A panelled feature wall with integrated shelving adds a point of detail, set against otherwise calm, neutral finishes.

To the rear, the second bedroom overlooks the garden. It's a versatile room that works as a nursery, study or guest room, depending on requirements. The proportions allow for freestanding furniture without the space feeling restricted.

The bathroom has been updated with a clear, consistent approach. A freestanding bath with overhead shower sits against tiled walls, with a vanity unit providing storage below. An obscured window brings in natural light while maintaining privacy.





THE GARDEN

The rear garden is arranged in a way that makes it easy to use.

A paved terrace sits directly behind the house, creating a natural spot for outdoor dining. From here, the garden opens onto a central lawn, with a raised gravel section beyond that provides space for additional seating.

At the far end, a shed offers practical storage, while rear access adds a useful point of entry.

On-street permit parking is available via Guildford Borough Council.





 Chantries & Pewleys

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