

Littledene
Guildford | **GU2**



**A charming
Edwardian family
home just half
a mile from
Guildford
High Street.**



LITLEDENE

2 GUILDOWN ROAD

Guildford | Surrey | GU2 4HB

Entrance porch | Reception hall
Three reception rooms
Kitchen/breakfast room | Utility room
Cloakroom | Stores

Master Suite with en suite and dressing room
Four further bedrooms | Family bathroom

Integral garage
Significant driveway parking
Stunning gardens and rear terrace
In all approximately 0.3 acres



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The Property

A fine detached family residence situated in one of Guildford's finest roads with direct access onto the Mount and a short walk of only half a mile to Guildford High Street. This truly attractive family home offers a panelled entrance hall, three elegant and well-proportioned reception rooms for entertaining offering a wealth of character features including high ceilings, original parquet flooring, wood panelling, original fireplaces and ornate cornicing.

Upstairs there are currently five double bedrooms and two bathrooms. One of which is an en suite to the master which includes a spoiling walk in dressing room. Due to the size of the bedrooms and the current configuration the next owner could provide further en-suite bath/shower rooms subject to the necessary planning consents.

The particularly stunning gardens extend to almost a third of an acre and contain many secluded and private areas amongst the attractive and mature shrub borders.

Location

Littledene occupies a prime position on Guildown Avenue, arguably one of Guildford's premier addresses on the edge of town offering a stunning elevated position with a unique blend of town and country. Although extremely convenient for the Town Centre the property enjoys a truly rural atmosphere with close access onto the North Downs providing miles of walking and riding countryside, with many footpaths and bridleways.

Situation

Guildford High Street 0.5 miles , Central London 33.6 miles, Guildford station 0.6 miles (from 37 minutes to London Waterloo) London Road Station, Guildford 1.3 miles (from 47 minutes to London Waterloo), A3 (Guildford) 1.7 miles, M25 (Junction 10) 9.3 miles, Heathrow Airport 22.7 miles, Gatwick Airport 25.7 miles (all times and distances are approximate).

Schools

Tormead, Guildford High School, George Abbott School, Lanesborough Preparatory School, Royal Grammar School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School , Boxgrove Primary School, Holy Trinity Junior 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 Course.









Services

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

Local authority

Guildford Borough Council 01483 505050

Viewings

Strictly by appointment with the agent.

Directions (GU2 4HB)

From Guildford Station head south on Walnut Tree Close towards Bridge Street/A322. Turn left onto Bridge Street/A322. Turn right onto Onslow Street/A322. Take the left onto Park Street/A3100 and follow for exactly half a mile. Turn right onto Guildown Road and carry on round to Guildown Avenue when Littledeane can be found on your right hand side.



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We would be delighted to tell you more.

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