



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£3,250,000

19, Tilehouse Road

Guildford, GU4 8AP

In a popular and convenient location, close to Chantry Woods and Shalford Park, and within walking distance of the town centre and the main line station - a substantial detached family house offering nearly 6,000 sq ft of family orientated accommodation, set within a lovely 0.4 acre garden with home office/gym and separate outbuilding with bar

PROPERTY SUMMARY

19 Tilehouse Road was originally built in the 1950's, but it has been substantially altered and extended to provide huge family orientated accommodation arranged over the floors, by the present owners. The flexible accommodation now extends to almost 6,000 sq ft and there is also a detached home office with gym and a further outbuilding, both of which have plumbing and could easily form a self contained annexe. There is a very large and welcoming reception hall with cloakroom, a well proportioned sitting room, a study and a fantastic family room/games room. The kitchen/dining/family room overlooks the garden and all reception areas have glazed doors to the extensive entertaining terrace at the rear. On the first floor there are five bedrooms and four bathrooms, three of which are en suite. The second floor comprises a sixth bedroom suite, a games room and a further seventh bedroom or cinema room. There is also a utility room and a garage.

The garden is a lovely feature and extends to 0.4 acres with a large driveway with parking for several cars, leading to the garage, front door and utility room door. Access either side of the house leads to the delightful rear garden where there is a large entertaining terrace leading on to level lawns with a summerhouse, home office and further outbuilding with bar. There are fine trees and shrubs throughout providing seclusion and colour.



7



5



3







Tilehouse Road is a highly regarded and convenient residential road of substantial detached family houses, situated just south of the town centre and close to Chantry Woods, Shalford Park and Shalford village. Guildford town centre is within an easy level walk along the pleasant open green spaces of Shalford Park and the High Street with all its excellent shops, restaurants and bars is only a mile away via this route. The main line station is equally easily reached and is within 1.3 miles, and from here there is a regular commuter service to Waterloo in 35 minutes. Shalford is only half a mile to the south with its two pubs, local shops, Infant school and branch line station connecting to Guildford and Gatwick. There are many sought after schools within easy car driving distance, including St Catherine's in Bramley, Cranleigh, Charterhouse and Priors Field. All of the towns popular schools are walkable via footpaths, including The Royal Grammar School, Guildford High School and Tormead. Pewley Down Infant School and Holy Trinity Junior School are both just over a mile away, all making this location ideal for families.







Guildford High Street, shops, bars and restaurants - 1 mile

Guildford main line station - 1.2 miles

Royal Grammar School - 1.3 miles

Guildford High School - 1.7 miles

Shalford (village and Infant School) - 0.6 mile

Chantry Woods Walk - 0.4 mile

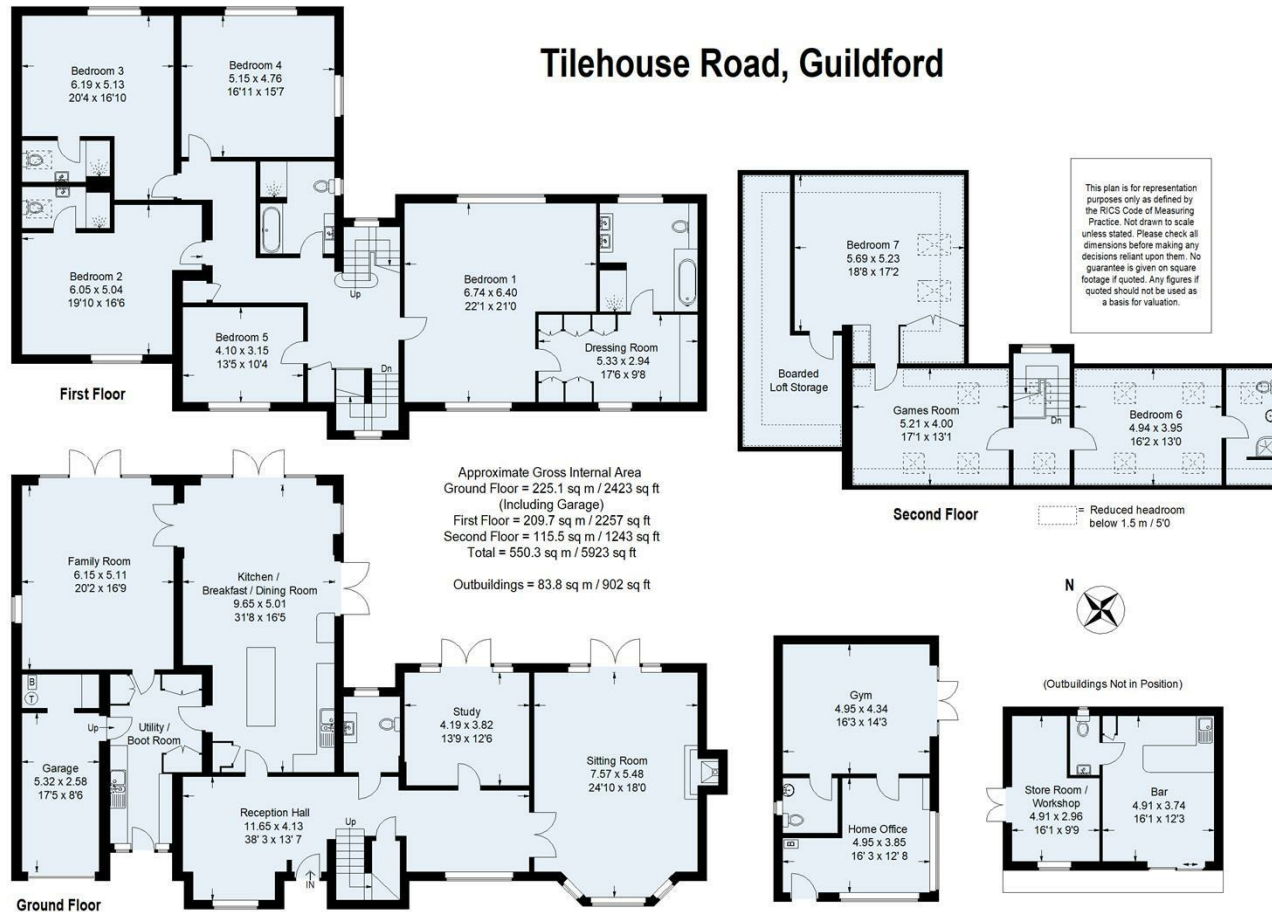
Shalford Park with access to River Wey tow path - 0.3 mile



DIRECTIONS

From Guildford's one way system, take the A281 Horsham Road, passing the Yvonne Arnaud Theatre, the Weyside pub and Guildford Rowing Club and take the third turning on the left, opposite Shalford Park, into Pilgrims Way. Take the first turning on the right into Tilehouse Road and 19 will be found on the left before the bend in the road.

Tilehouse Road, Guildford



LOCAL AUTHORITY
Guildford

TENURE
Freehold

COUNCIL TAX BAND
G

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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