

8 TRINITY CHURCHYARD

Guildford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

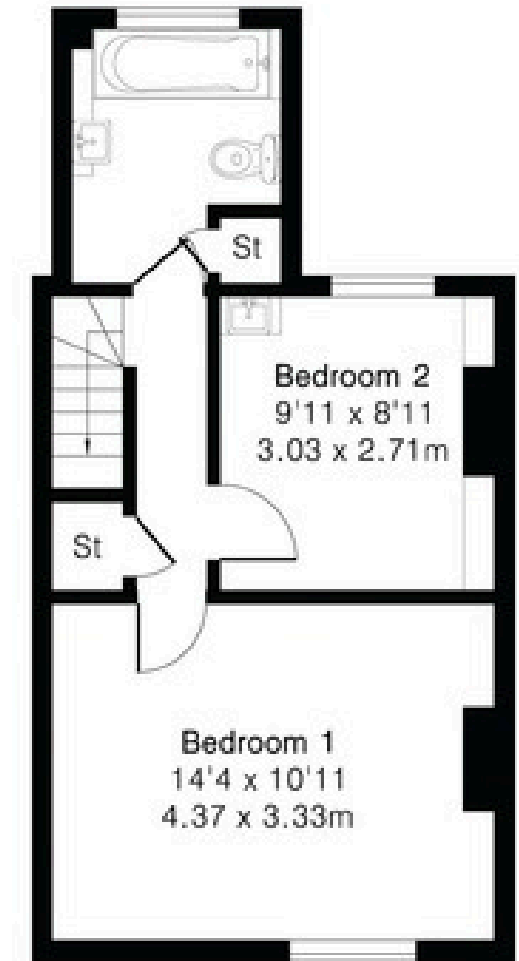
- Period home in central Guildford location
- Positioned at the top of the High Street
- Open outlook across the churchyard
- Surprisingly quiet and private setting
- Two first floor bedrooms
- First floor bathroom with separate bath and shower
- Open-plan sitting/dining room with feature fireplace
- Fitted kitchen with views to the rear courtyard
- Tanked basement room with natural light
- Courtyard garden with direct access from the kitchen

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

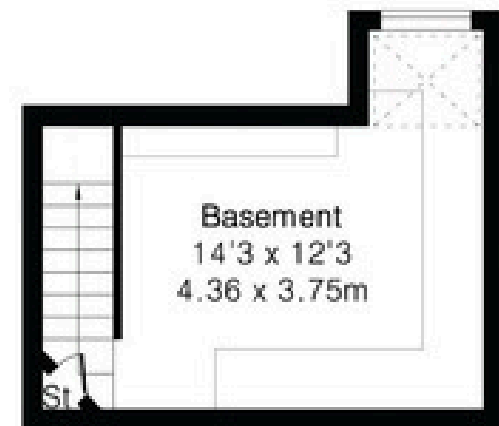
Approximate Gross Internal Area 944 sq ft - 87 sq m
 Basement Area 143 sq ft - 13 sq m
 Ground Floor Area 443 sq ft - 41 sq m
 First Floor Area 358 sq ft - 33 sq m



Ground Floor



First Floor



Basement

FROM THE AGENT



"Spending time here, what stands out is the contrast between location and atmosphere. You're right at the top of the High Street, yet the outlook across the churchyard and surrounding greenery softens everything. It feels noticeably calmer than you'd expect."

The main living space works well day to day. It's a long, open room with defined areas for sitting and dining, and the fireplace gives it a clear focal point. The kitchen sits to the rear, with good worktop space and a direct connection out to the courtyard, which makes it practical as well as sociable.

The basement is an interesting part of the house. It's been properly tanked and used as a workshop, with a window bringing in natural light — something many similar homes don't have. With the right updates, it could evolve into something more, but even as it stands, it's a genuinely useful additional space."

Iwan

Iwan Hall
Associate



LIVING SPACE

With a view

A long, open-plan sitting and dining room runs through the centre of the house, with windows drawing in natural light and framing views towards the churchyard. The fireplace creates a natural focal point, while the proportions allow for clear separation between seating and dining without breaking the flow of the room.



BASEMENT

A Useful Additional Space

The basement has been properly finished and used as a workshop, making it a practical and usable room rather than just storage.

A window brings in natural light, which is a real advantage at this level. While it would require updating to meet current regulations for use as a bedroom, it offers clear potential for buyers looking for adaptable space.



KITCHEN & COURTYARD



Set to the rear, the kitchen is arranged to maximise worktop space and storage, with a window above the sink and a door leading directly outside. It's a practical layout that supports day-to-day use, with the courtyard acting as an easy extension of the space.



FIRST FLOOR

Upstairs, there are two bedrooms. The main bedroom is particularly generous, with a wide window that looks out towards the churchyard, giving a more open feel than you might expect in such a central position.



The second bedroom works well as a guest room, study or dressing room, depending on needs. The bathroom is fitted with an L-shaped bath with shower over, offering flexibility for different routines.



Positioned at the top of Guildford High Street, the house enjoys immediate access to the town while overlooking the churchyard. This outlook makes a real difference — it opens up the view and brings a sense of space and quiet that isn't typical for such a central location.

Guildford station is within easy reach, making it a practical choice for those commuting or travelling regularly. Just across the churchyard, The Royal Oak offers a more understated, local feel — somewhere you can sit outside in the sun and enjoy a drink without the pace of the High Street nearby.



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