



**HILL CLEMENTS**  
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,250,000

The Old School House, Birtley Road

Guildford, GU5 0HX

A fine detached Victorian family home, situated in the heart of this popular village, with all local amenities only a short walk away, and just over 3 miles from Guildford town centre. A subtle balance of period charm and modern convenience, delightfully presented, both inside and out.

**PROPERTY SUMMARY**

Lovingly restored and upgraded by the current owners, this handsome detached family home offers generous and well balanced accommodation over three floors. The focal point of the ground floor is a bright and spacious kitchen/dining room, with a well planned selection of units and appliances, arranged around a central island. Two further reception rooms are available, currently used as a sitting room and family room. On the first floor there are four double bedrooms, two with en-suites and a further large family bathroom, with a fifth bedroom, currently used as a home office, available on the second floor. Outside the gardens are a particular feature, having been carefully planned and professionally designed. A large double garage has been built, also providing a separate store/workshop and shower room.



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