



37 Stoke Fields, Guildford GU1 4LT

 **COLLINS**
Independent Estate Agent





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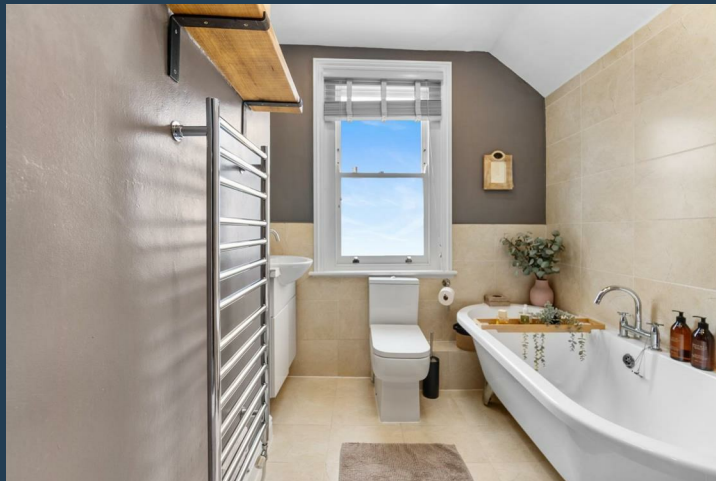
Guide price £700,000
Freehold

A large three bedroomed Victorian terrace house of character in the pedestrianised conservation area of Stoke Fields. The property features spacious accommodation with high ceilings that is very well presented over four floors featuring a converted loft and additional basement space. The property benefits from a new slate roof that was completed in 2019/2020, and partially double glazed with toughened glass replacement sash windows to the front. Also, a drywall-lined cellar that was converted prior to our clients ownership in 2004 is currently used as an office space with a WC and store. There are two nice sized reception rooms with wooden floors and fireplaces and a log burner in the dining room. There is a well equipped a fitted kitchen. For the future there is a possibility of a side return kitchen extension that would be a lovely addition, subject to the usual consents. Outside the west backing garden is quiet, well kept and fully enclosed with a gate giving access to Stoke Grove and the two generous parking spaces that are on a license with GBC for 5 years at a cost of currently £1500 P.A. We understand this is able to be applied for by the new owners.



- Sought after conservation area
- Victorian house of max 1435 sq/ft
- Three bedrooms
- Four floors
- Off street parking on licence from Guildford Borough Council
- First floor bathroom, downstairs cloakroom
- West backing garden
- Two reception rooms and basement
- EPC D, Council tax band D





NEW PRICE Stoke Fields is a lovely place to live with most of Guildford's attractions being within walking distance. The road is a conservation area and free from through traffic. The Victorian lighting and paving give this mainly pedestrianised street a unique feel. Waitrose, Stoke Park, both stations and the town centre High St are all just a few minutes walk. To summarise a very central location with a unique community atmosphere.



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Approximate Area = 1322 sq ft / 122.8 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 1435 sq ft / 133.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Mark Collins (Guildford) Limited. REF: 1339702



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