



ALDERSEY ROAD

Guildford, Surrey



A RARE THREE BEDROOM EDWARDIAN FLAT, DISTINGUISHED BY ITS OWN FRONT DOOR, DRIVEWAY, GARAGE AND SUBSTANTIAL PRIVATE GARDEN

All just 0.7 miles from Guildfords Upper High Street

Summary of accommodation

Ground Floor: Entrance hall | Open-plan kitchen/dining room | Garden room | Drawing room | Three bedrooms | Two bath/shower rooms

Cellar and wine store: Versatile storage space accessed via a hatch in the dining room

Garden and grounds: Landscaped wrap-around garden | Gated gravel driveway with parking for four cars
Well-presented detached garage

Distances: Guildford's Upper High Street 0.7 mile, London Road Station, Guildford 0.7 mile (from 47 minutes to London Waterloo), Guildford mainline station 1.4 miles (from 32 minutes to London Waterloo), A3 (northbound) 2.1 miles, A3 (southbound) 2.3 miles
M25 (Junction 10) 8.4 miles, Heathrow Airport 21.8 miles, Gatwick Airport 34 miles, Central London 31.2 miles

(All distances and times are approximate)

SITUATION

Aldersey Road is one of Guildford's most prestigious residential addresses, renowned for its tree lined surroundings, peaceful setting and close proximity to the town centre.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools: Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary 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 Club.

THE PROPERTY

Set within an elegant, detached Edwardian residence on one of Guildford's most sought after roads, Flat 1, 10 Aldersey Road is a beautifully presented and exceptionally spacious ground floor apartment. Thoughtfully modernised while retaining the charm of its original architecture, the property offers generous room proportions, expansive windows and an abundance of natural light throughout.



At the heart of the home is a stunning drawing room with attractive, traditional cast iron fireplace and an expansive bay window overlooking the private gardens. The contemporary kitchen is fitted with high quality cabinetry, solid oiled wood worktops, a Smeg range cooker and integrated appliances. The kitchen leads seamlessly into the breakfast room and then a bright vaulted garden room with skylights and French doors leading directly to the garden patio.

The property boasts three generous double bedrooms, each with large picture windows framing views of the grounds and fitted storage. The bedrooms are served by two modern, tastefully finished bathrooms.

The cellar is accessed via a hatch in the dining room, leading to two rooms and a wine store, tucked away beneath the room itself.

With its blend of character, style and impressive space, this is an exceptional home in a premier Guildford location.

GARDEN AND GROUNDS

Outside, the apartment enjoys direct access to the beautifully maintained private garden, perfect for outdoor dining and quiet enjoyment. A gravel driveway provides generous parking, and the home also benefits from an external garage/storage building.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating C

Council Tax Band: F

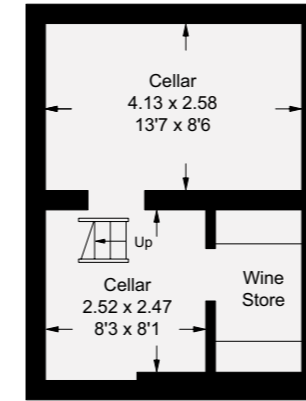
Tenure: Share of Freehold

Directions

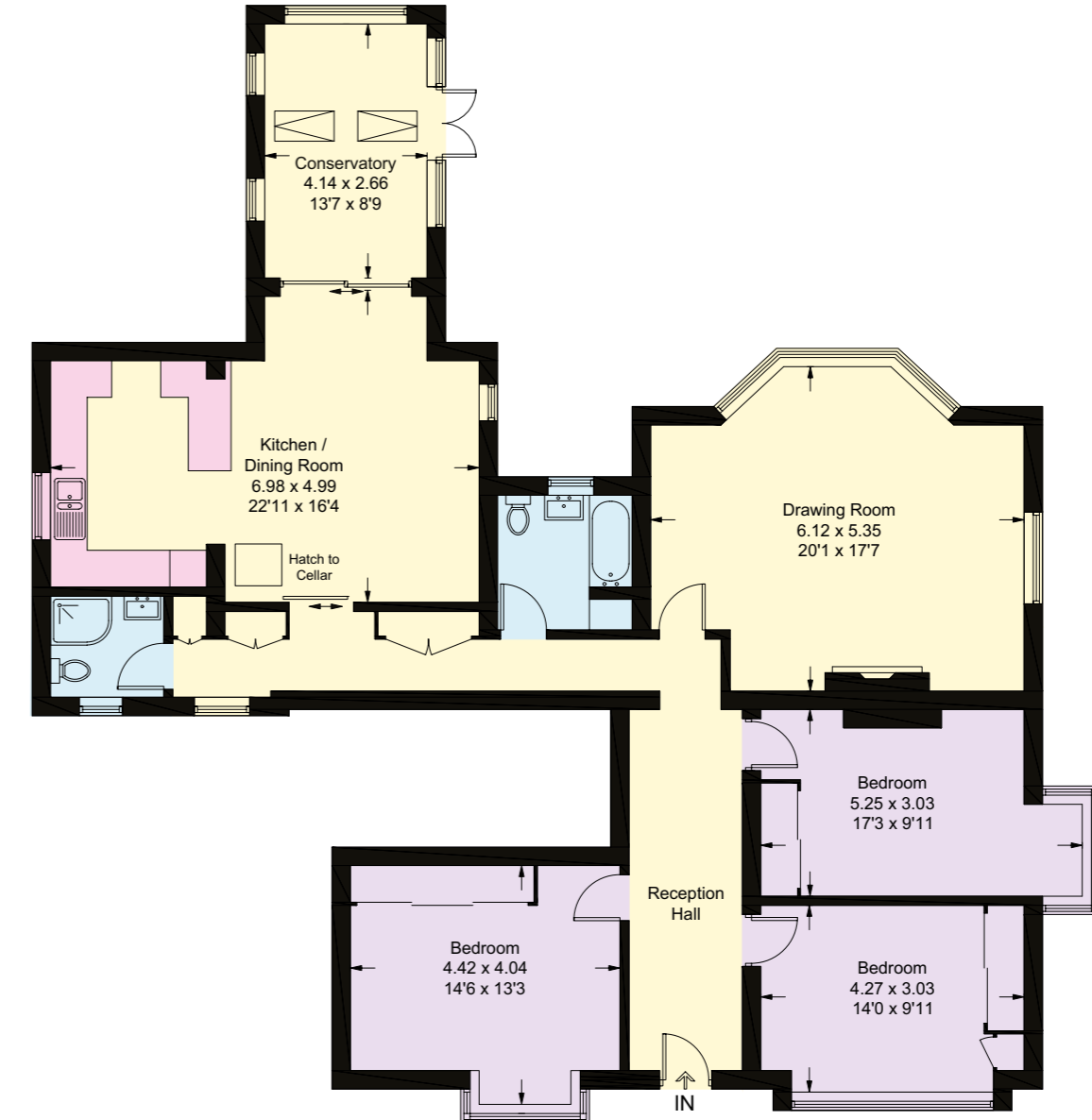
What3Words: ///clues.vague.trades

Postcode: GU1 2ES

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.

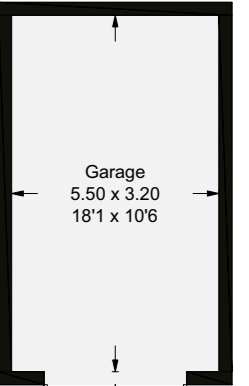


Cellar



Ground Floor

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



(Not Shown In Actual Location / Orientation)

Approximate Gross Internal Area = 1884 sq ft / 175 sq m
Garage = 190 sq ft / 18 sq m
Total = 2074 sq ft / 193 sq m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted
to tell you more.

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