

10 Wherwell Road, Guildford, Surrey



P 8.30am - 9pm
Permit holders
only





A beautifully presented, detached family home in an **excellent location**, moments away from the town and the station.

Summary of accommodation

Ground Floor: Entrance hall | Sitting room | Dining room | Kitchen/breakfast room | Guest cloakroom

First Floor: Principal bedroom with en suite shower room | Two further bedrooms | Family bathroom

Lower Ground Floor: Music room/guest bedroom | Shower room | Office | Cloakroom

Garden and Grounds: Front garden | Rear garden with decked terrace | Garden shed

Distances

Guildford's High Street 0.3 miles, Guildford station 0.2 miles (from 37 minutes to London Waterloo), London Road Station, Guildford 1 mile (from 47 minutes to London Waterloo), A3 (Guildford southbound) 0.9 miles, A3 (Guildford northbound) 1.1 miles, M25 (Junction 10) 10.2 miles
Heathrow Airport 25.5 miles, Gatwick Airport 25.8 miles, Central London 33.5 miles
(All distances and times are approximate)



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Situation

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

Royal Grammar School and Royal Grammar Preparatory School, Tormead, Guildford High School, Guildford Country School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic 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, Mellow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.

The property

10 Wherewell Road has been tastefully finished to provide modern living space, while retaining the beautiful period features of the home. On entering, the hallway leads to the sitting room that sits to the front of the house and offers high ceilings with period cornicing, wooden flooring, a generous bay window and a feature fireplace. Behind the sitting room, to the rear of the house is the dining room which has double doors that open out to the rear terrace. The kitchen has been extended to create a superb open-plan space to include a dining area for casual every day dining and a study space. Steps lead down to the shaker-style kitchen which has integrated appliances, including a Falcon range cooker, and double doors open out to the rear terrace.









Downstairs, the lower ground floor comprises; an office and a further reception room that could be used as a useful guest bedroom, as there is a shower room on this floor.

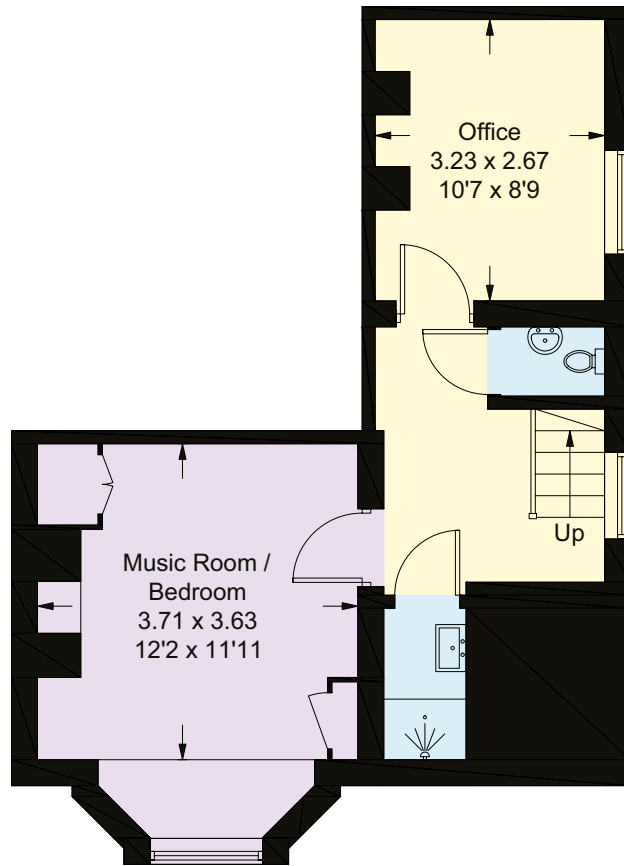
On the first floor, the principal bedroom is to the rear of the house with an en suite shower room. There are a further two bedrooms and a family bathroom.

Approximate Gross Internal Floor Area

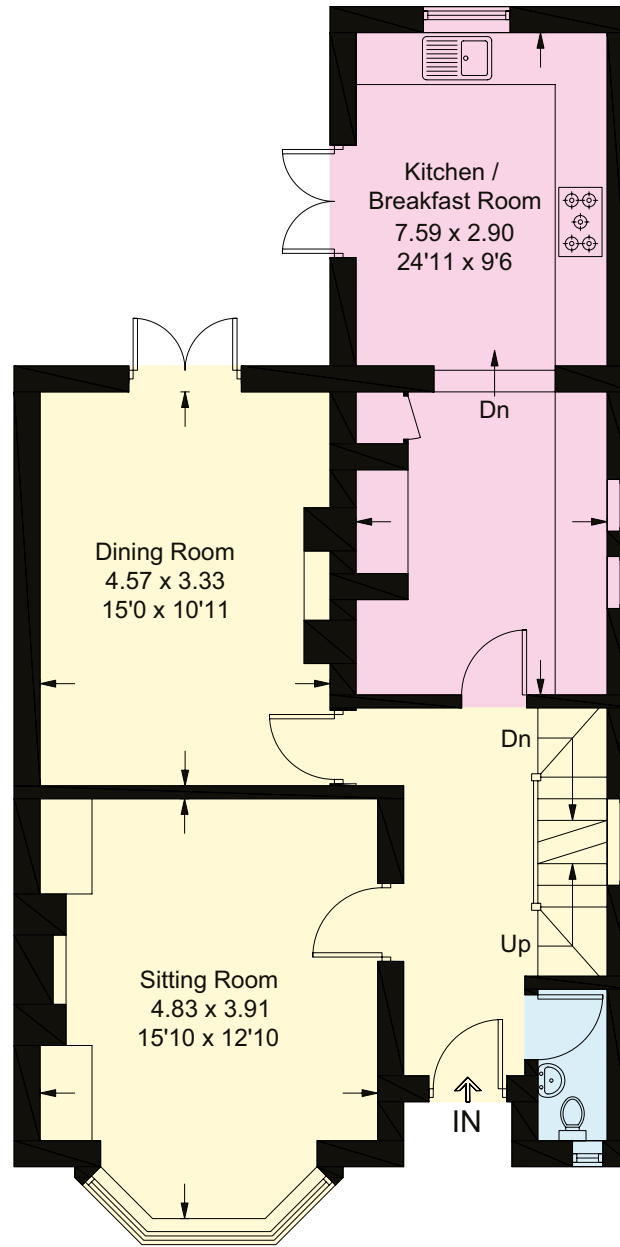
165.2 sq m / 1778 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

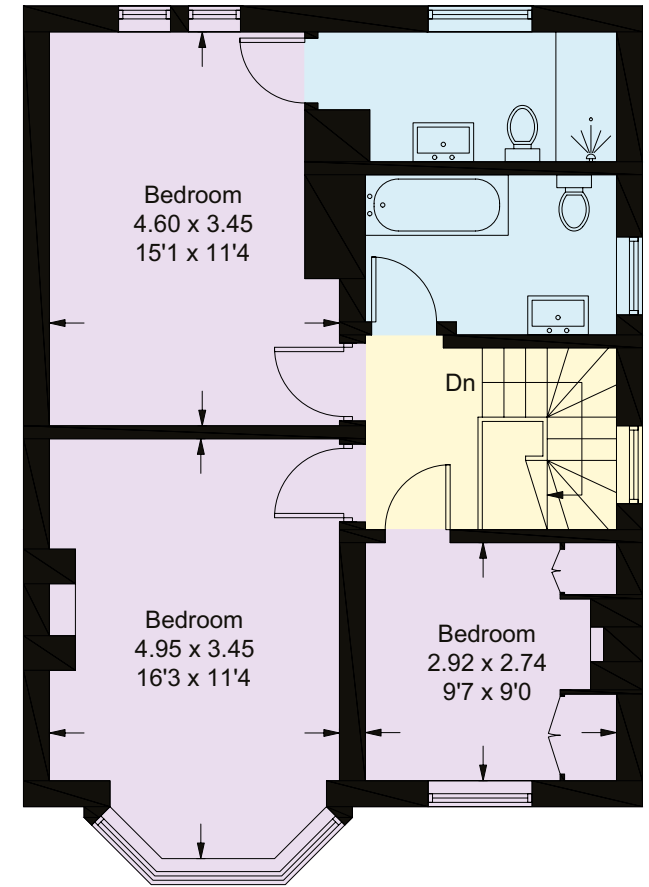
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



First Floor



Garden and grounds

The house is set back from the road with an attractive front garden with a low wall and wrought-iron fencing with a gate to a checkerboard path that leads to the front door. There is side access to the rear garden from the front of the house. The rear garden enjoys a south-easterly aspect and features a decked terrace that connects to both the dining room and kitchen, to extend the dining space outside for the summer months. Beyond, the garden is laid to lawn and flanked on either side with beds planted with mature shrubbery and trees. To the end of the garden is a useful shed for storage.

Services

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

Directions

Postcode: GU2 4JR

What3words: ///method.posed.navy

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band F

EPC Rating: D





Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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