Bury Fields, Guildford, Surrey
Knight Frank

A very attractive Georgian home offering significant potential to extend and renovate with the benefit of off street parking, and just 300 metres from Guildford's High Street.

Summary of accommodation

Lower Ground Floor: Potential kitchen | Dining room | Cloakroom

Ground Floor: Living room | Study/snug

First Floor: Two bedrooms | Family bathroom

Gardens: Enclosed rear walled garden | Driveway parking down the side of the property

Distances

Guildford's High Street 300 meters, Central London 30.1 miles, A3 (Guildford) 1 mile, M25 (Junction 10) 10.5 miles. Train Station: Guildford's main line station 500 metres (from 34 minutes to London Waterloo). Airports: Heathrow 22.2 miles, Gatwick 24.9 miles (All distances and times are approximate)

Knight Frank

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The location

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 which look across the valley towards the property. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

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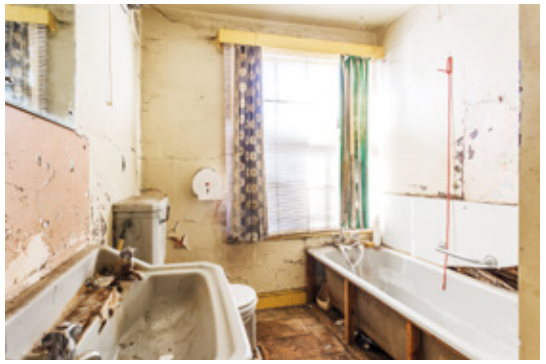
Schools

The area is well-known for having excellent schooling - both state and private.

St Nicolas Infants
St Peters Catholic School (Mixed)
Guildford County School (Mixed)
St Catherine's School (Girls)
Royal Grammar School (Boys)
Guildford High School (Girls)
Charterhouse School (Mixed)
Cranleigh School (Mixed)
Tormead School (Girls)

Amenities

Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre
Sport: Spectrum Leisure Centre, Surrey Sports Park
Golf: West Surrey, Guildford, Bramley, Hurtmore
Tennis: Pit Farm, Merrow, Birtley
Rowing: Guildford Rowing Club



The property

An attractive, early 19th century, semi-detached property, offering tremendous potential for the incoming purchaser. Currently in a neglected state, this property will appeal to a wide audience due to its attractive stuccoed elevation with black railings and speared tops, as well as its excellent central location and its huge renovation potential. Arranged over three floors, the ground floor consists of two reception areas; a formal living room and a study/snug.

The lower ground floor has the potential for a kitchen and separate dining room, with the potential to extend to the rear, subject to the usual planning consent.

The first floor consists of two bedrooms and a family bathroom. There is also a sizable loft for storage. A particularly fine feature of this rare opportunity is that the property still retains some if its original features including some of the wooden shutters, staircase and timber doors.

Outside is a good sized area with potential to become a fabulous outdoor space. There is a block paved driveway for vehicular parking to the front of the property that continues down the side, into the rear garden.

Services

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

Viewings

Strictly by appointment with the sole selling agent.

Directions (GU2 4AZ)

From our Knight Frank office in Guildford continue towards the town centre, following the road and turn right just after the bend into Chertsey Road. Take the second left into A246. Take the first exit onto the Onslow Street. Continue to the large roundabout taking the second exit onto the Portsmouth Rod A3100. Turn left onto Bury Street and second right into Bury Fields. No.41 can be found on the left hand side.

Property information

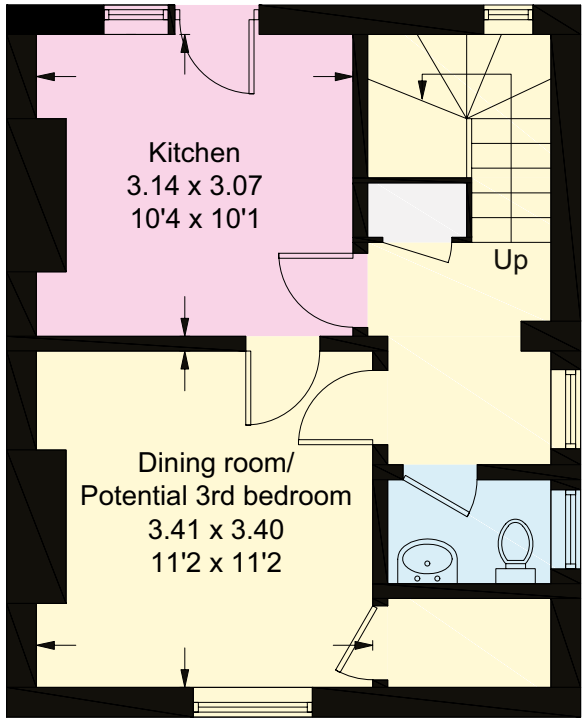
Tenure: Freehold
Local Authority: Guildford Borough Council: 01483 505050
Council Tax: Band E
EPC Rating: E

Approximate Gross Internal Floor Area
73.0 sq m / 786 sq ft
Basement = 34.3 sq m / 369 sq ft
Total = 107.3 sq m / 1155 sq ft

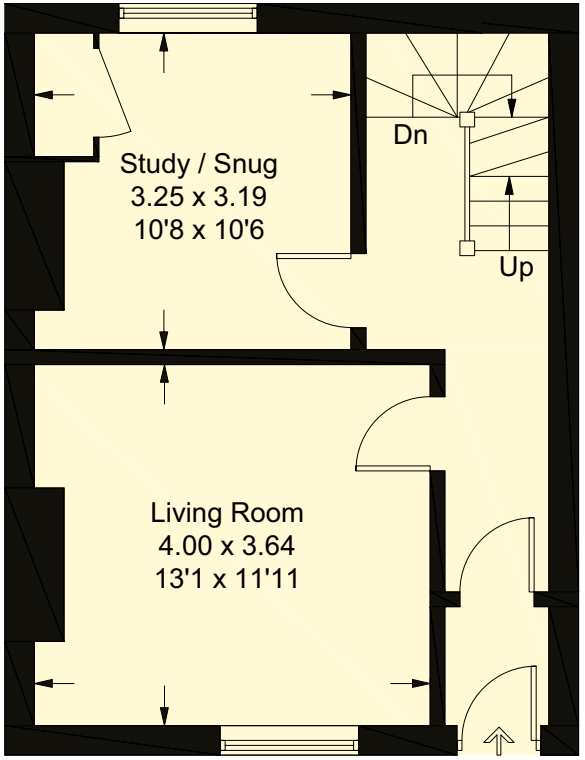
This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

N

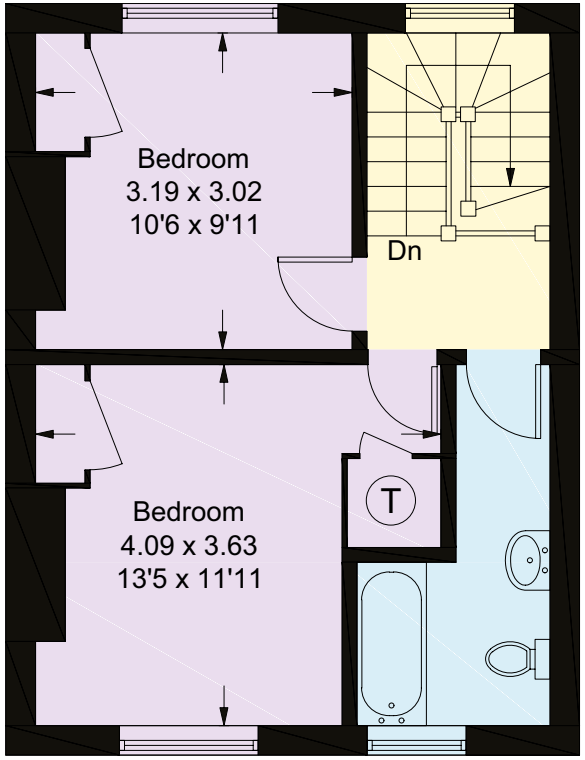
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Basement



Ground Floor



First Floor

recycle
PRODUCED FROM SUSTAINABLE SOURCES.

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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Particulars dated February 2023. Photographs and videos dated February 2023.
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