

Pewley Hill
Guildford | **GUI**



13 Pewley Hill Guildford Surrey | GU1 3SN

A charming Victorian home set within the most beautiful gardens and with far reaching views over Guildford Town.

Entrance hall
Drawing room | Dining room
Kitchen | Conservatory
Shower room | Utility room

Master bedroom with stunning views
Two further bedrooms | Family bathroom
Basement
Single garage | Ample off-street parking
Stunning private gardens



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The Property

13 Pewley Hill is an attractive Victorian divided house set in its own private gardens, occupying a prime elevated position with panoramic views in a highly desirable location conveniently situated only 400m from Pewley Downs and 500m from the High Street.

Number 13 is laid over two floors and spans over 2,000 sq ft. The property is typical of its time with high ceilings, attractive bay windows and the original staircase to name just a few of the period features. The fabric of the building has been well maintained and provides the incoming purchasers with spacious and versatile living space.





Situation

Guildford High Street 500m, Central London 31.0 miles, London Road Station, Guildford 0.8 miles (from 47 minutes to London Waterloo), Guildford station 1.2 miles (from 37 minutes to London Waterloo), A3 (Guildford) 1.6 miles, M25 (Junction 10) 8.9 miles, Heathrow Airport 22.1 miles, Gatwick Airport 24.8 miles (all times and distances are approximate).

Amenities

G Live, Stoke Park, 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 Course.

Schools

Tormead, Guildford High School, George Abbott School, Lanesborough Preparatory School, Royal Grammar School, St Peters Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Boxgrove Primary School, Holy Trinity Junior School, St Catherine's, Charterhouse, Aldro.





Services

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

EPC

Rating - E

Local authority

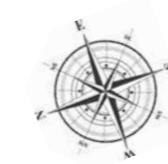
Guildford Borough Council 01483 505050

Viewings

Strictly by appointment with the agent.

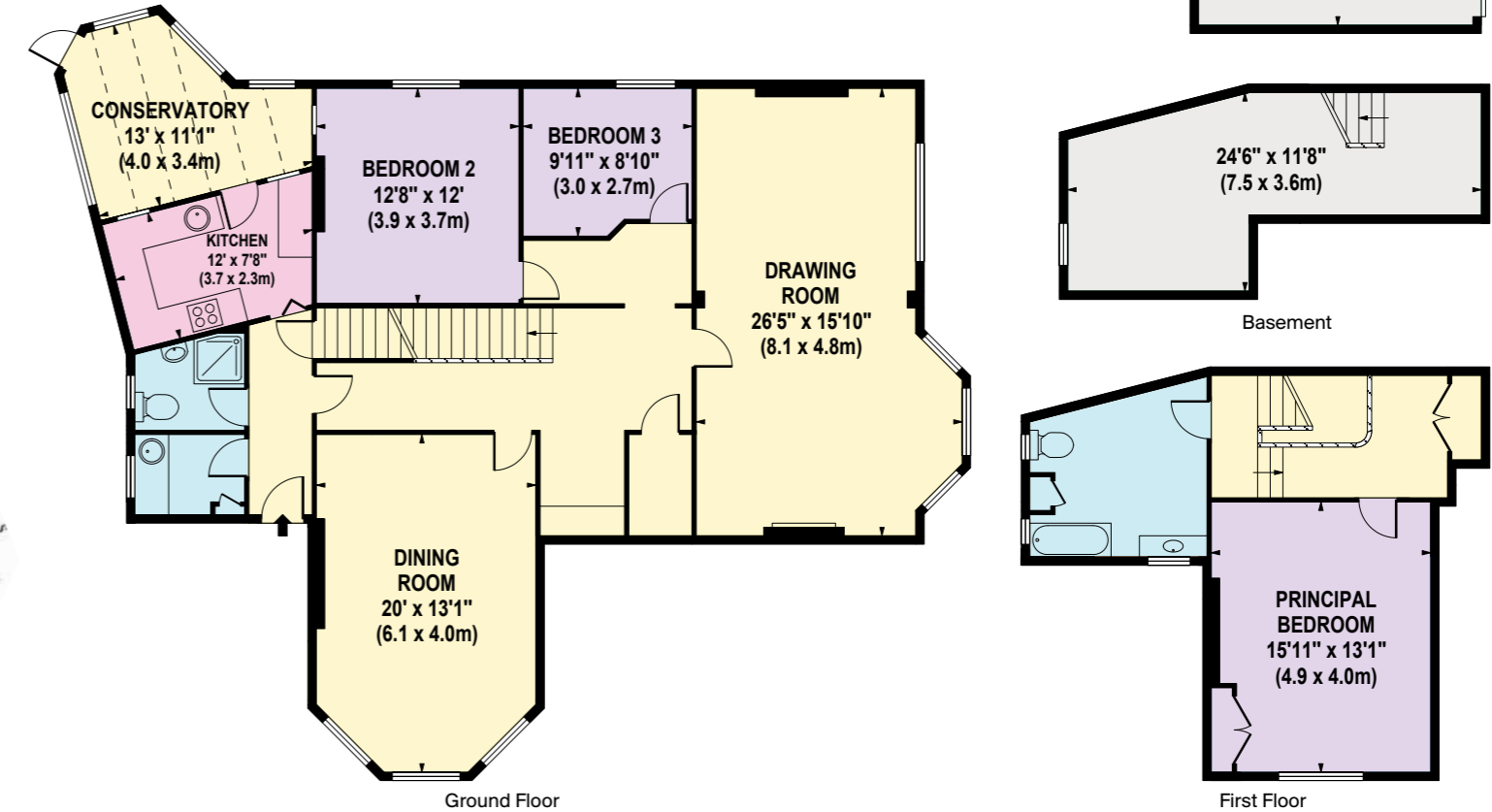
Directions (GU1 3SN)

From Guildford's Upper High Street and our office on your left hand side proceed to the mini roundabout taking the right hand fork onto Epsom Road. Continue approximately 230 feet and turn right onto Jenner Road. At the top of Jenner Road turn right onto Harvey Road. Keep left on Harvey Road at the fork until you get to the end of the road. Turn left on to Pewley Hill where No. 13 will be on your left hand side.



Approximate gross internal floor area: 2,095 sq ft / 195 sq m

This plan is for guidance only and must not be relied upon as a statement of fact.



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We would be delighted to tell you more.

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Connecting people & property, perfectly.

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