



Victoria Road, Guildford, Surrey

 Knight  
Frank



A **wonderful opportunity** to purchase an attractive Victorian town house only moments away from London Road Station and Guildford's upper high street.

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## Summary of accommodation

**Ground Floor:** Sitting room | Dining room | Kitchen/breakfast room | Cloakroom | Storage

**Lower Ground Floor:** Two bedrooms | Family bathroom | Utility area

**First Floor:** Principal bedroom suite | Two further bedrooms | Family bathroom

**Gardens and Grounds:** Landscaped gardens with water feature | Workshop | Off street parking

## Distances

Only 150 meters to London Road Station and 500 metres from Guildford's Upper High Street, A3 (Guildford) 0.9 miles, M25 (Junction 10) 8.3 miles

**Airports:** Heathrow 21.6 miles, Gatwick 24.2 miles

(All distances and times are approximate)



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## Situation

Guildford's historic High Street provides extensive shopping and many restaurants and bars. Whilst located within the town centre, Guildford is surrounded by countryside with ample walking, cycling opportunities, all within easy reach.

## Schools

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

George Abbott

Boxgrove Primary

Tormead

Holy Trinity Junior School

Guildford High

St Catherine's

Royal Grammar School

Charterhouse

St Peters Catholic School

Aldro

Pewley Down Infants

## Amenities

**Entertainment:** G Live, Yvonne Arnoud Theatre, Boiler Room, Electric Theatre

**Tennis:** Pit Farm, Merrow

**Sports Complex:** Surrey Sports Park, Spectrum Leisure Centre

**Golf:** Bramley, West Surrey, Guildford, Worplesdon, Clandon Regis, Merrist Wood, Milford

## The property

8 Victoria Road is a charming and very attractive home located on a quiet no-through road.

The property provides great living accommodation with well-proportioned rooms and tall ceiling heights throughout. The ground floor comprises; a spacious sitting room with large bay window with the original sashes, dining room, kitchen/breakfast room with bi-fold doors leading onto the garden and cloakroom.









The first floor has a large principal bedroom with en suite shower room, two further bedrooms and family bathroom. The lower ground floor has a utility area, two double bedrooms and family bathroom. One of these bedrooms could also be used as a further reception room and the whole lower ground floor could be converted into a self-contained apartment.

Subject to planning, there is further potential to extend into the loft to create a wonderful principal bedroom suite.

To the front of the property is off street parking for two cars, as well as wide side access which is rarely found with a property of this type. The rear garden has been wonderfully landscaped with an array of mature trees and plants as well as an impressive water feature and bike store in one corner.

## Gardens

The gardens have been beautifully landscaped with water features, providing a fabulous indoor/outdoor feel to the property. Attached to the house but accessed from the garden, is a large storage room.

## Services

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

## Property information

**Tenure:** Freehold

**Local Authority:** Guildford Borough Council – 01483 505050

**Council Tax:** Band F

**EPC Rating:** E

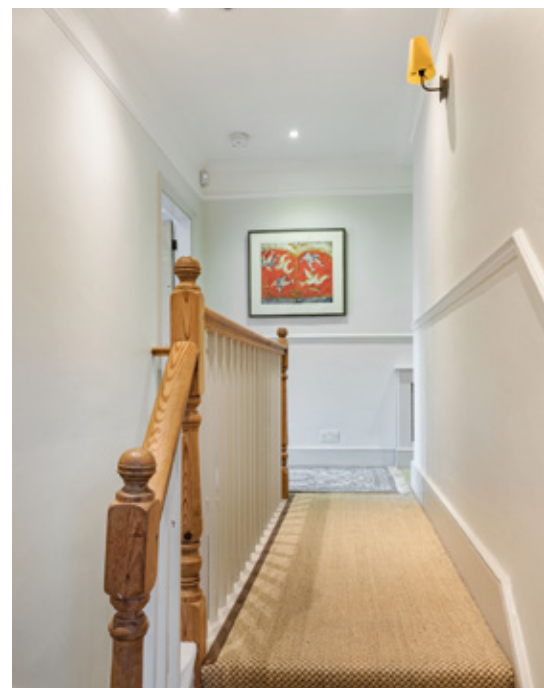
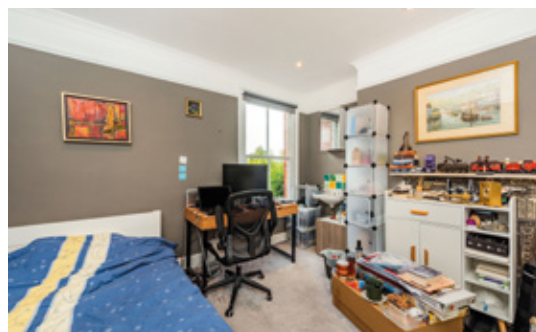
## Viewing

Viewing is strictly by appointment through Knight Frank

## Directions (GU1 4DJ)







**Approximate Gross Internal Floor Area**

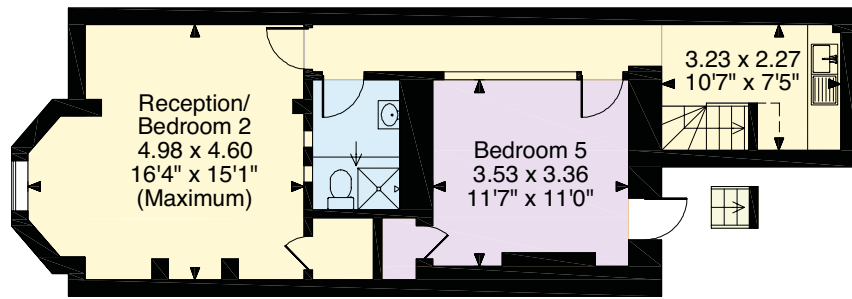
**Main House: 2,122 sq ft (197 sq m)**

**Storage: 34 sq ft (3 sq m)**

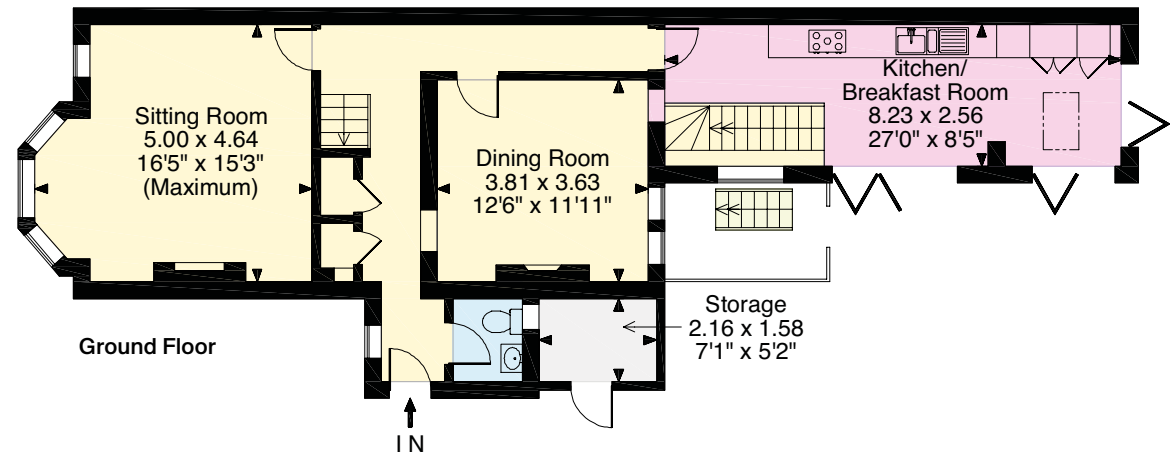
**Bike Workshop: 102 sq ft (9 sq m)**

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.

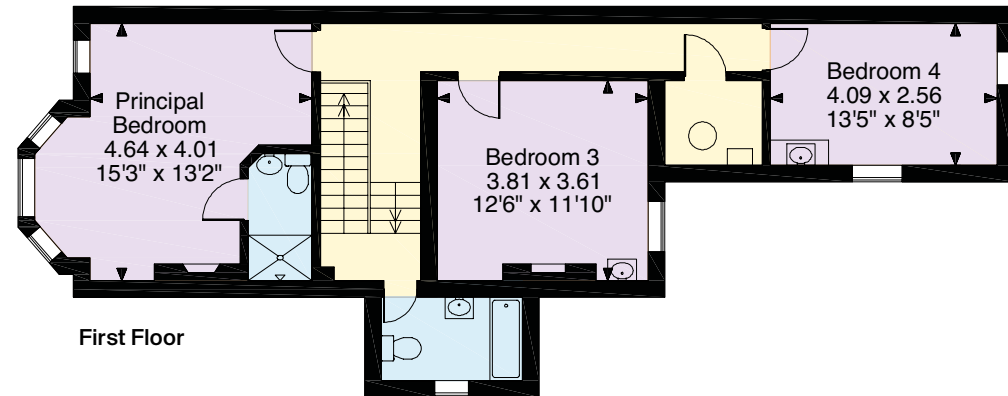
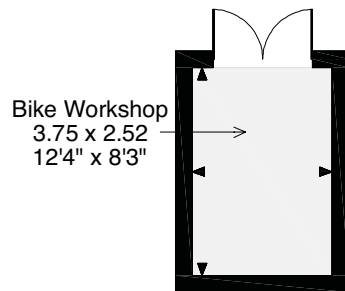
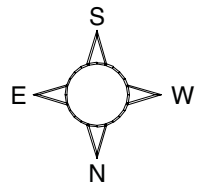
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



First Floor













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 January 2023. Photographs dated October 2022.

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