



5 South Hill, Guildford GU1

# Just 300 yards from Guildford High Street

Knight Frank are pleased to offer this utterly charming, Arts & Crafts period home, built in 1910 and situated in the heart of Guildford Town Centre.

## Summary of accommodation

**Ground Floor** Entrance hall | Two reception rooms | Original tiled and enclosed loggia re-purposed as a utility room | Kitchen/breakfast/dining room | Cloakroom | Additional rear kitchen storage

**First Floor** Master Bedroom suite | Two further bedrooms | Large family bathroom

**Second Floor** 4th Bedroom | Eaves storage

**Garden and Grounds** Rear garden comprising substantial entertaining terrace | Original steps leading to a attractive walled garden with level lawn and well established plants and shrubs | Off street parking on driveway



### Services

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

### Local authority

Guildford Borough Council  
01483 505050

### Viewings

Only by appointment through  
Knight Frank





## Situation

- Guildford High Street: 300 yards
- Central London : 31.5 miles
- Guildford Station: 0.6 miles (from 34 minutes to London Waterloo)
- A3 (Guildford) : 1 miles
- M25 (Junction10) : 8.8 miles
- Heathrow Airport: 22.0 miles
- Gatwick Airport : 24.7 miles

## Schools

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

## Amenities

- Yvonne Arnaud Theatre
- G Live
- 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

(all times and distances are approximate).

## The Property

This beautiful character property has been sympathetically and well maintained by the current owner yet retains many of its original features including exposed timber floors and doors, open fireplaces, ornate cornicing and crittall windows. Upon arrival, you are greeted by a large open entrance hall with its stunning original staircase, from which leads two reception rooms and a modern kitchen with an adjacent dining / breakfast room.

Upstairs there are three bedrooms with an en suite shower room to the master bedroom. A large family bathroom with an original roll top bath with ball and claw feet, plus a separate shower complete the first floor accommodation. From the first floor landing, stairs lead to the fourth bedroom with views over Guildford town and benefits from sizable eaves storage, which could be converted to provide an additional bathroom should the relevant consents be acquired.

The rear garden is a particularly fine feature of this special home. An enclosed rear terrace spans the width of the property and provides the perfect place for alfresco dining. Steps then lead to a private and enclosed level lawn with an attractive red brick rear walled garden and additional entertaining area. To the front of the property there is off street parking for two vehicles.







### Directions (Postcode GU1 3SY)

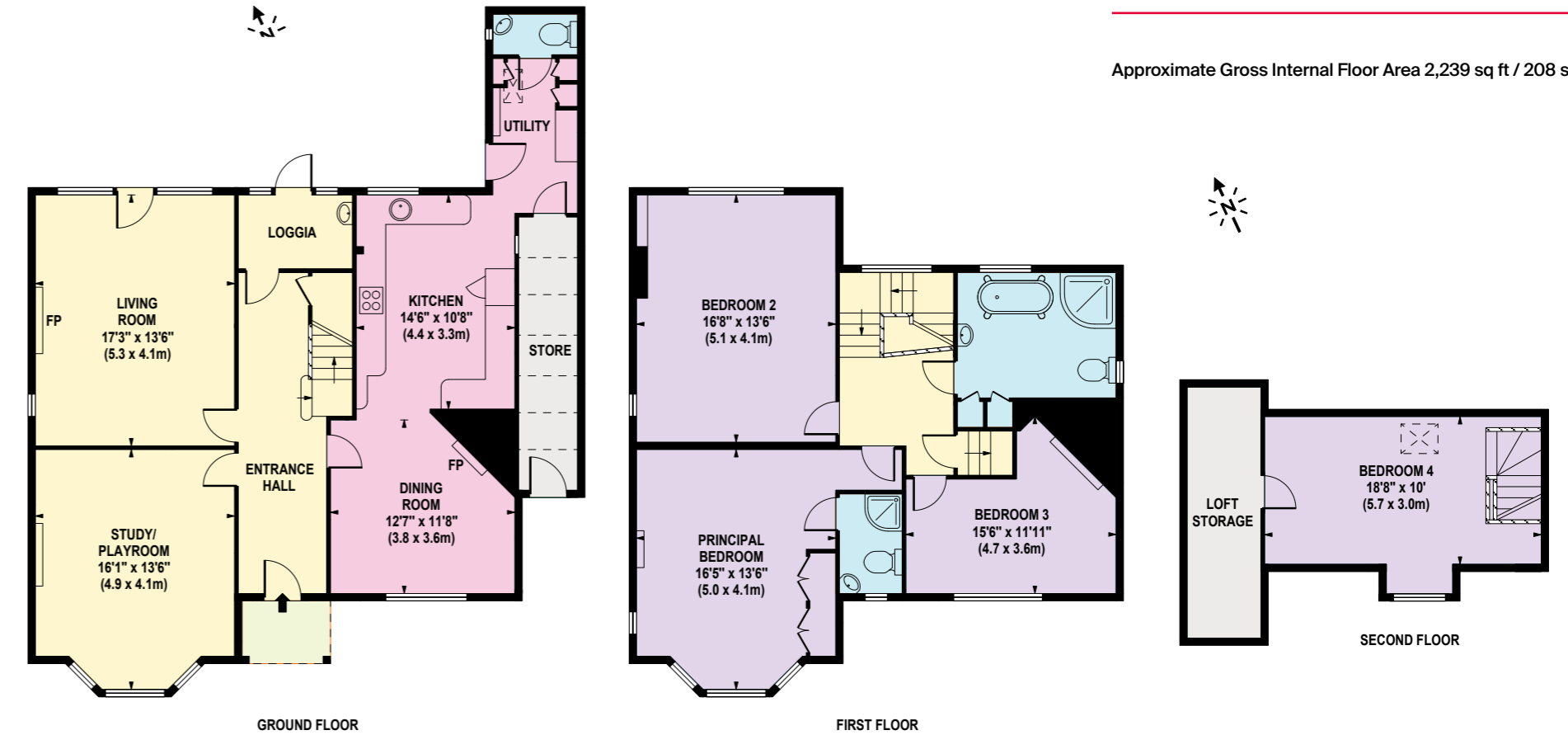
From the bottom of the High Street turn right on to Quarry Street and then left on to Castle Street. Continue up the hill passing The Ivy on your left hand side and then turn right into South Hill where No. 5 can be found a short way up on your left hand side.





# Floorplan

Approximate Gross Internal Floor Area 2,239 sq ft / 208 sq m



**Knight Frank Guildford**

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We would be delighted to tell you more

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4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated March 2022. Photographs and videos dated March 2022.

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