

Glenside, Guildford, Surrey

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A wonderfully situated home **on a private road** with an abundance of opportunity to upgrade and extend (subject to planning).

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## Summary of accommodation

**Ground Floor:** Entrance hall | Sitting room | Dining room | Kitchen | Utility room | Cloakroom

**First Floor:** Principal bedroom | Three further bedrooms | Family bathroom | Separate cloakroom

**Garden and Grounds:** Garden | Garage | Driveway

## Distances

Guildford's Upper High Street 1.1 miles, Central London 31.1 miles

London Road Station, Guildford 1.2 miles (from 47 minutes to London Waterloo), Guildford station 2 miles (from 37 minutes to London Waterloo)

A3 (Guildford) 1.4 miles, M25 (Junction 10) 7.8 miles

Heathrow Airport 21 miles, Gatwick Airport 24.1 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, 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.

## Schools

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

## The property

Glenside is a wonderfully proportioned home which has been in the family for close to 70 years. The property is located on a quiet road in Merrow and has an abundance of character throughout creating a real charm.

The fabric of the building has been well maintained by our clients but provides the incoming purchaser with a wonderful opportunity to upgrade and extend (subject to planning) to create a substantial family home.









The ground floor enjoys a spacious entrance hall, triple aspect sitting room with central fireplace which runs the width of the house, dining room and kitchen with views over the rear garden. There is also a pantry, cloakroom and utility area.

The staircase has attractive original panelling and leads to a wide landing area. There are four bedrooms, family bathroom and a separate cloakroom.







**Approximate Gross Internal Floor Area**

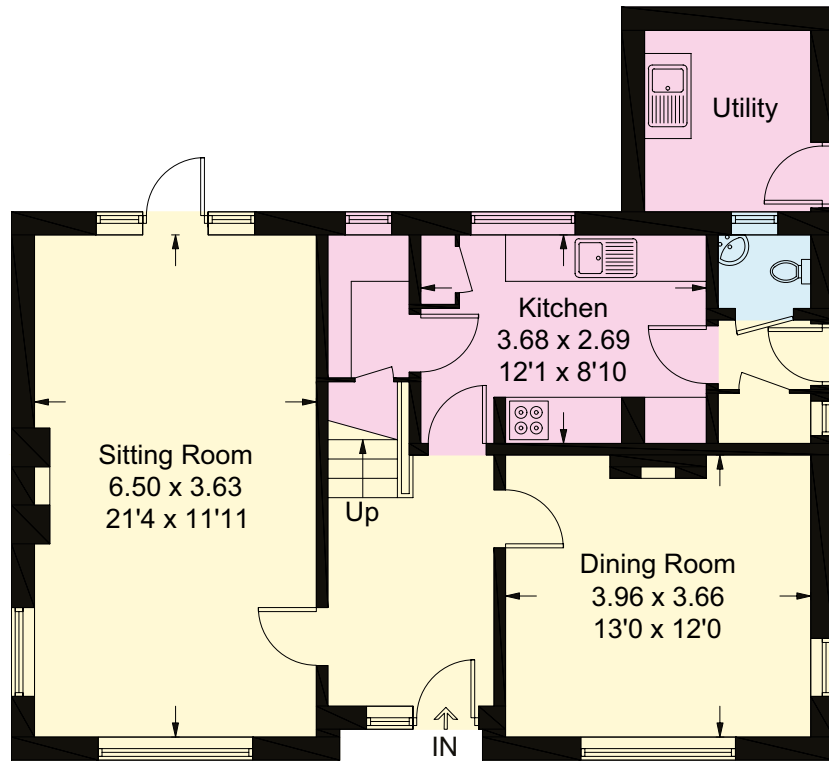
135.2 sq m / 1455 sq ft

Garage = 15.3 sq m / 165 sq ft

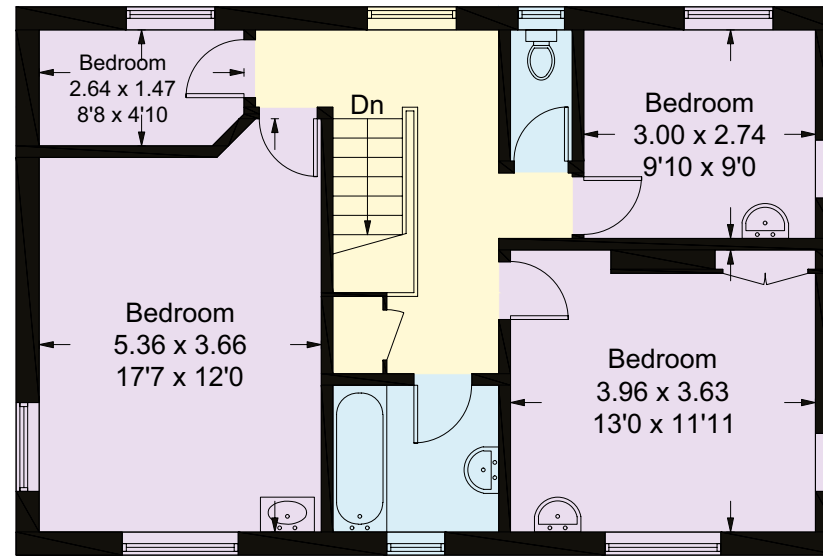
Total = 150.5 sq m / 1620 sq ft

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.

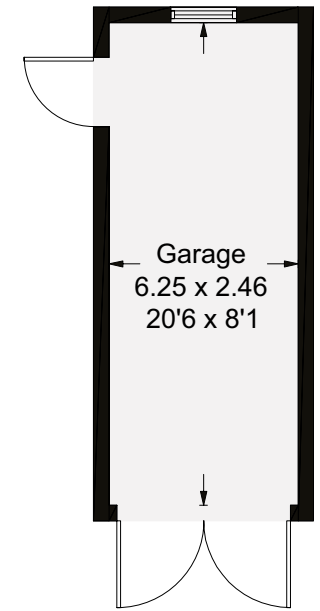
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)









## Garden and grounds

Glenside is set back from the private road with a driveway for several cars, garage and a beautiful front garden which is bordered by a well-manicured beech hedge creating a great sense of privacy.

The rear garden is mostly paved with beds running throughout with an array of plants, flowers and fruit trees.

## Services

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

## Directions (Postcode GUI 2NB)

From our office in Guildford proceed left along the High Street, past The Harbour Hotel and at the roundabout, take the second exit onto the Epsom Road (A246). Continue for approximately 0.9 miles and turn left onto Boxgrove Road (A25). Take the second right into Meads Road where No. 11 can be found on the left-hand side.

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band G

**EPC Rating:** E







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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