



Holford Road, Guildford, Surrey





A well-maintained and **superbly presented** character home moments from the Surrey Downs.

### Summary of accommodation

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

**First Floor:** Three bedrooms | Bathroom

**Garden:** Mature garden | Store

### Distances

Guildford's Upper High Street 1.4 miles, Central London 31.6 miles  
London Road Station, Guildford 1.5 miles (from 47 minutes to London Waterloo), Guildford station 2.3 miles (from 37 minutes to London Waterloo)  
A3 (Guildford) 2.4 miles, M25 (Junction 10) 8.4 miles  
Heathrow Airport 21.6 miles, Gatwick Airport 31.3 miles  
(All distances and times are approximate)



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## Situation

Holford Road is a quiet no-through road with the beautiful expanse of the Surrey Downs only metres from the doorstep of Number 30. 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

30 Holford Road is a beautifully presented home which retains many of the character features of the property including picture rails, original wooden doors and feature fireplaces.

The property opens into an entrance hallway and leads through to the living room with a wood burner and bay window, allowing natural light to fill the room. To the rear of the house is an open-plan fitted kitchen and breakfast room with an adjacent utility room that has access to the rear garden. There is a separate dining room with large windows and a door which opens out to the garden. The first floor houses three good-sized bedrooms, one of which is currently used as a study, and a family bathroom and separate wc. There is potential to extend, subject to the usual planning consents.



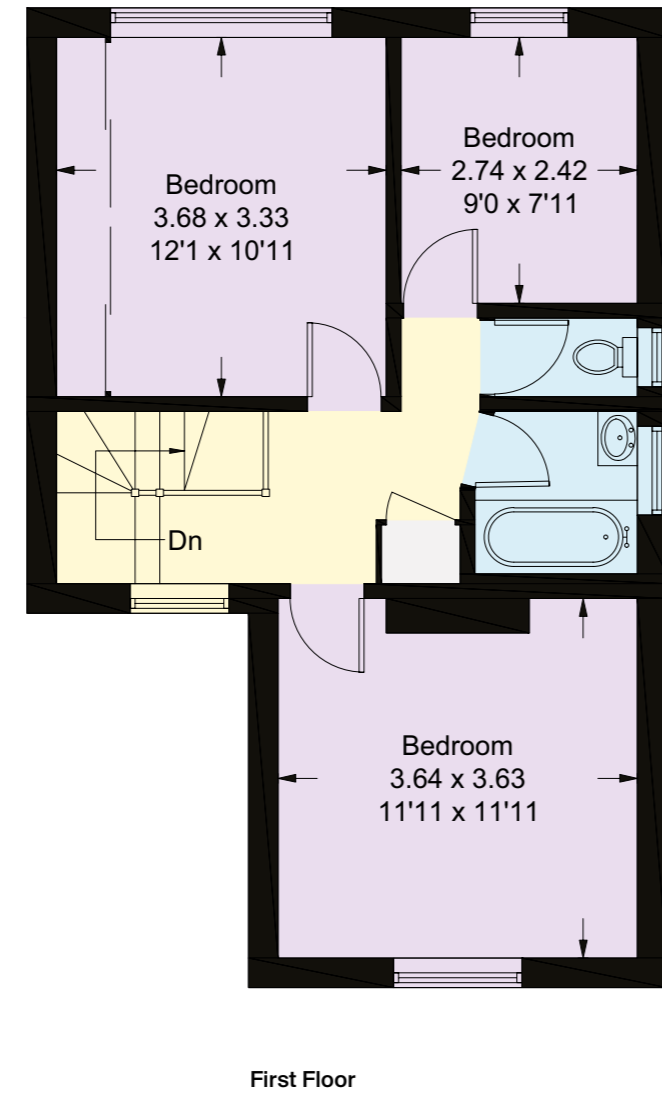
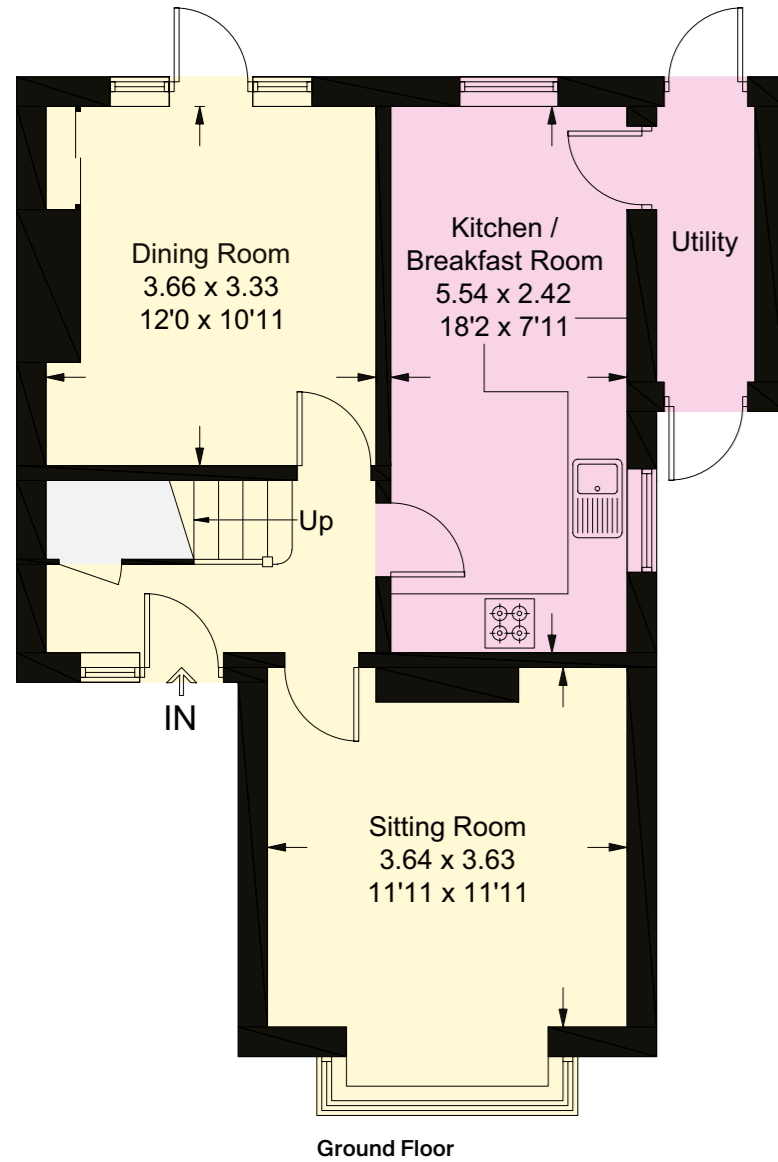
**Approximate Gross Internal Floor Area**

97.4 sq m / 1048 sq ft

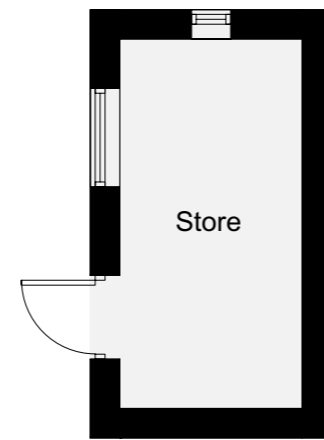
Store = 7.1 sq m / 76 sq ft

Total = 104.5 sq m / 1124 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



(Not Shown In Actual Location / Orientation)





## Garden and grounds

The front of the property has a pretty frontage with a gated driveway providing off-street parking. To the rear is a well-maintained and established garden with a sunny south-westerly aspect, and there is a brick-built garden store with power.

## Services

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

## Directions (Postcode: GU1 2QF)

**What3words:** ///mock.flags.using

## Viewings

Viewing is strictly by appointment through Knight Frank.

## Property information

**Tenure:** Freehold

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

**Council Tax:** Band F

**EPC Rating:** D



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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