

The Croft, Mountside, Guildford, Surrey







Sat in an elevated position, an **attractive home** with an excellent opportunity to upgrade and extend, subject to planning.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen | Dining room | Family room | Sitting room

First Floor: Three double bedrooms | Single bedroom | Family bathroom | Separate cloakroom | Store

Garden and Grounds: Attractive southeast facing garden | Single garage

Distances

Guildford's High Street 0.4 miles, A3 Guildford 1.2 miles, M25 (Junction 10) 13.5 miles, Central London 32.8 miles

Guildford's main line station 0.4 miles (Waterloo in 34 minutes)

Airports: Heathrow 23.6 miles, Gatwick 26.1 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
knightfrank.co.uk

Morten Boardman
01483 617930
morten.boardman@knightfrank.com

James Ackerley
01483 617920
james.ackerley@knightfrank.com

The property

The Croft is a charming home, wonderfully situated moments away from Guildford town as well as The Mount and provides the incoming purchasers with a wonderful opportunity to upgrade and extend subject to the usual planning consents. The property benefits from a substantial sized loft as well as side access which could allow the opportunity of a separate annexe to the rear of the garden (subject to planning).

The ground floor is in its original layout with a charming family room to the front with a lovely bay window, dining room leading onto the kitchen and sitting room with double doors leading to the rear garden.

The first floor comprises four bedrooms, family bathroom with a separate cloakroom. Two of the main bedrooms have attractive bay windows, one with views over Guildford town and the other the attractive rear garden.

The property could potentially be immediately available and the sellers are open to negotiations with regard to the contents.

Gardens and grounds

The Croft has the added, yet rare benefit of a single garage.

A particular feature of the property is the beautiful, southeast facing, landscaped rear garden that has a lovely courtyard terrace, with steps up to the main garden area. This is laid mainly to lawn but enjoys a high degree of privacy thanks to mature planting and screening.

At the rear of the garden is a gate to a footpath which leads to The Mount and North Downs Way beyond, providing endless open space and hours of country walks.





Location

Mountside is a well know residential street in the heart of Guildford. Within 1000m of the High Street and both of Guildford's stations. Guildford has a frequent service to London Waterloo, with journey times from about 35 minutes. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network. There is a good selection of schools in the area, including County School, St. Nicholas, Holy Trinity, The Royal Grammar School, Guildford High School, Tormead and Lanesborough. Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants with a House of Fraser, Waitrose and a Marks and Spencer department store.

Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. (All mileages and journey times are approximate)

The town is home to Surrey University, The University of Law and there are also several hospitals, including The Royal Surrey, Mount Alvernia and the Nuffield which are within walking distance of 1 Mountside.

Schools

County – 0.5 miles	Royal Grammar (Boys)
Onslow Infant School – 1.2 miles	Guildford High (Girls)
George Abbot Senior	Tormead (Girls)

Higher Education

The University of Law – 0.9 miles	University Of Surrey – 0.9 miles
-----------------------------------	----------------------------------

Amenities

G Live, Yvonne Arnaud Theatre, Electric Theatre, Surrey Sports Park, Spectrum Leisure Centre

Golf: West Surrey, Guildford, Bramley, Hurtmore

Tennis: Pit Farm, Merrow, Birtley

Guildford Rowing Club





Services

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

Viewing

Strictly by appointment with agent.

Directions (GU2 4JD)

From our offices, head towards town, bearing right onto the Chertsey Road. Turn left on the A246 York Road. Bear left at the first roundabout and continue past the Friary

Centre on your left. Leave on the second exit of the one-way system onto Park Street (A3100). Take the first right onto The Mount. First right again onto Wodeland Avenue and left onto Mareschal Road which leads into Mountside. No.1 can be found a short way along on the left-hand side.

Property information

Tenure: Freehold

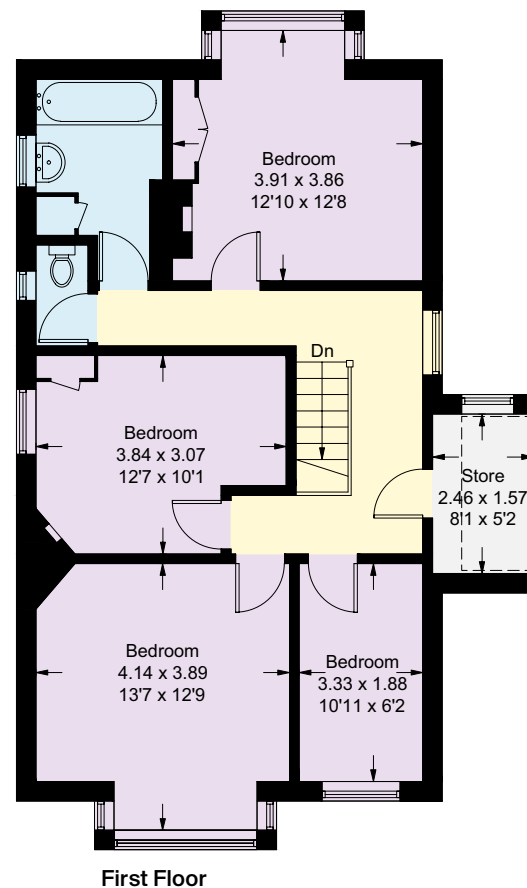
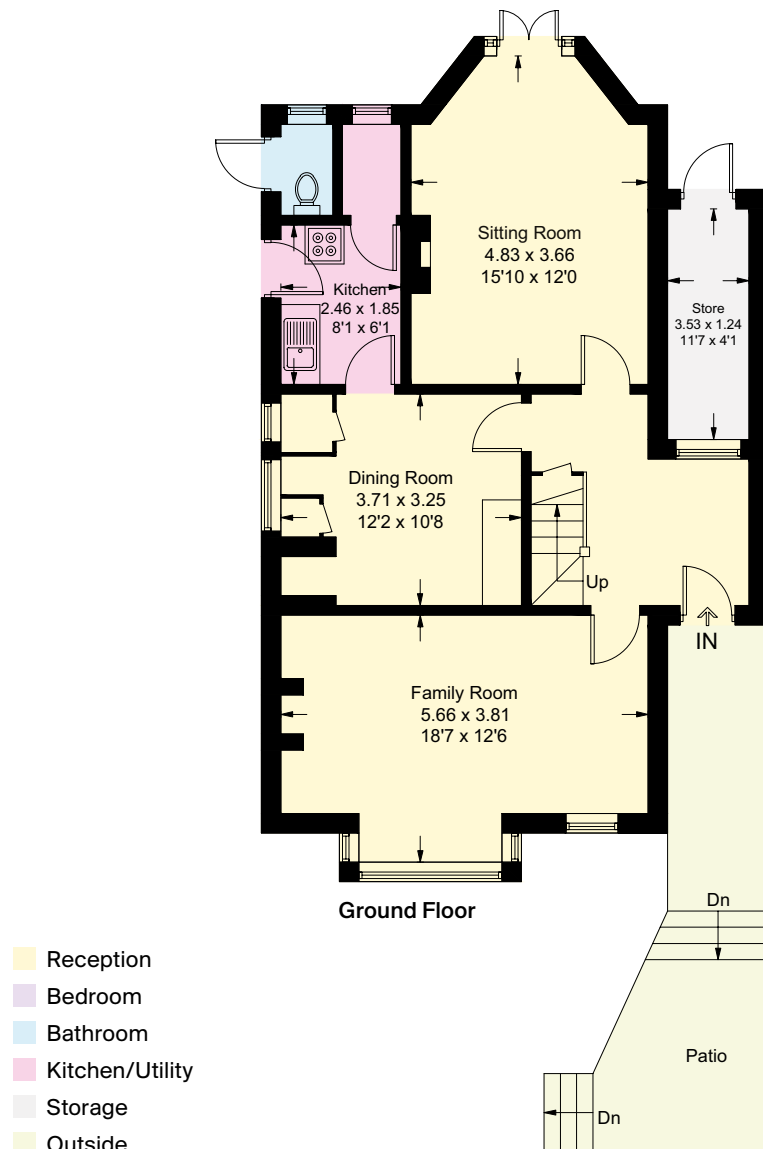
Local Authority: Guildford Borough Council:

01483 505050

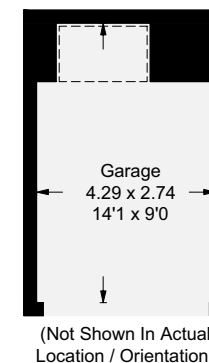
Council Tax: Band F

EPC Rating: E





= Reduced headroom below 1.5m / 5'0



Approximate Gross Internal Floor Area
 139.4 sq m / 1500 sq ft
 Garage = 11.8 sq m / 127 sq ft
 Store = 4.6 sq m / 49 sq ft
 Total = 155.8 sq m / 1676 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.

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.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 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 August 2023. Photographs and videos dated July 2023.
 All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com