

Harvey Road, Guildford, Surrey





An elegant **double-fronted Victorian family home** in the heart of Guildford close to the historic High Street and Pewley Downs.

Summary of accommodation

Ground Floor: Entrance hall | Formal drawing room | Family room | Dining room | Generous open-plan kitchen and dining room | Utility room | Study WC | Integral garage

First Floor: Five bedrooms | Two bathrooms

Lower Ground Floor: Study | Games room

Garden and Grounds: Driveway parking for several cars | Raised terrace for entertaining | Garden with mature shrubbery and flowerbeds

Distances

- Guildford's Upper High Street 0.2 miles, Central London 36.7 miles
 - London Road Station, Guildford 0.5 miles (from 47 minutes to London Waterloo), Guildford station 1 mile (from 37 minutes to London Waterloo)
 - A3 (Guildford) 1.4 miles, M25 (Junction 10) 8.5 miles
 - Heathrow Airport 21.7 miles, Gatwick Airport 24.8 miles
- (All distances and times are approximate)



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

James Ackerley
01483 617920
james.ackerley@knightfrank.com

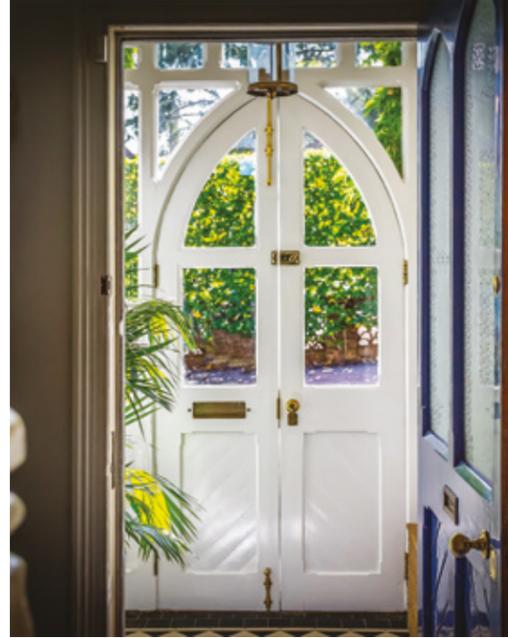
Morten Boardman
01483 617930
morten.boardman@knightfrank.com



Situation

Harvey Road is within 350 metres from Guildford High Street but also offers ample walking opportunities on your doorstep with the Pewley Downs just 500 metres from the house along Addison Road. Pewley Down is a spectacular 23 acre Local Nature Reserve offering views to St Martha's Hill, Chantry Wood and beyond with extensive walking routes.

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. The historic High Street 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.

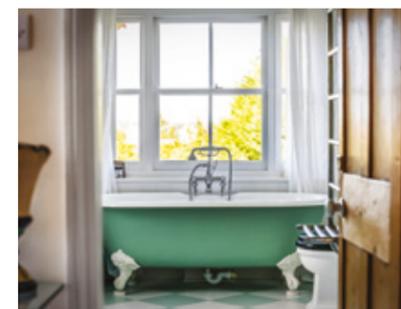
The property

Found in the popular location of Charlotteville, 27 Harvey Road is one of four similar houses believed to have been built for the surgeons of nearby Mount Alvernia Hospital. This beautifully maintained family home has well-proportioned, versatile accommodation which has been sympathetically restored while keeping many of its period features including ornamental coving, feature fireplaces, shutters and sash windows.

The ground floor houses three formal reception rooms which sit to the front of the house, with the heart of the home being the open-plan kitchen and dining room to the rear of the house. This is a wonderfully light and airy space with lantern skylights and bi-folding doors which open to the garden with a raised terrace extending the entertaining and dining space outside. There is a very useful, separate utility room with a guest cloakroom, store and access to the integral garage. There is a study to the rear of the house, providing a peaceful setting perfect for working from home. This area could easily lend itself to be a completely self contained annexe should the need be required.

Five well-sized bedrooms are found on the first floor with two family bathrooms, one of which has a free-standing rolltop bathtub with views out over to Guildford. The lower ground floor has been converted to offer additional living space which can be used as a study, home gym or additional family room.



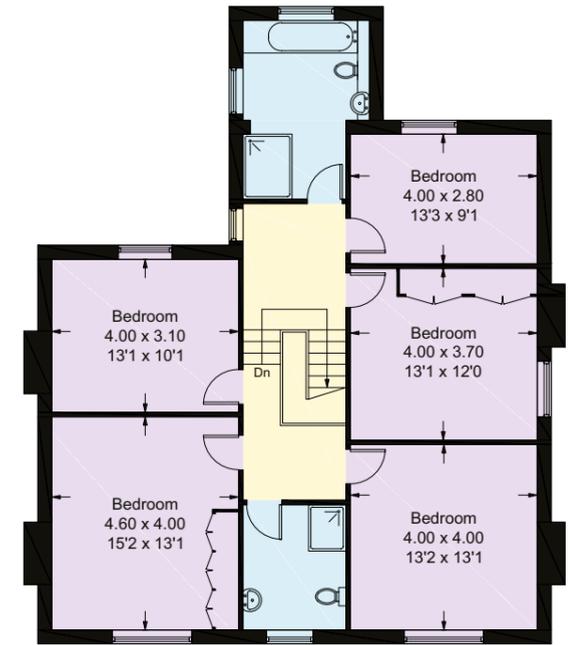
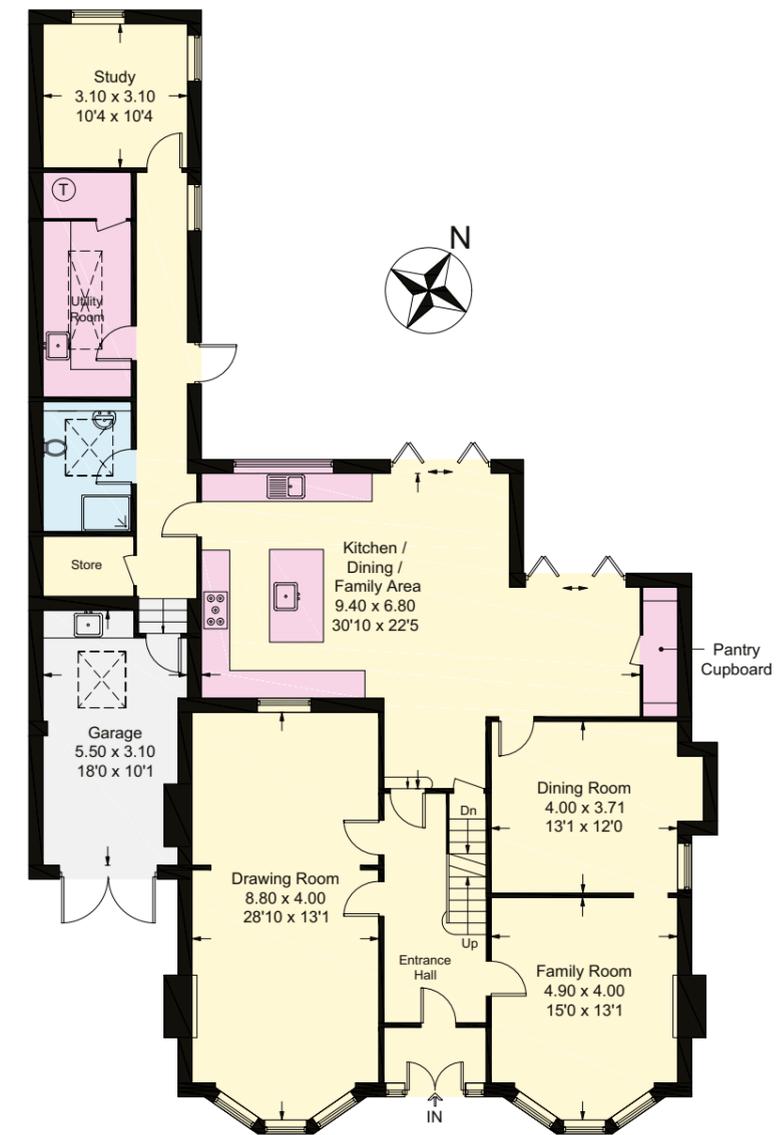
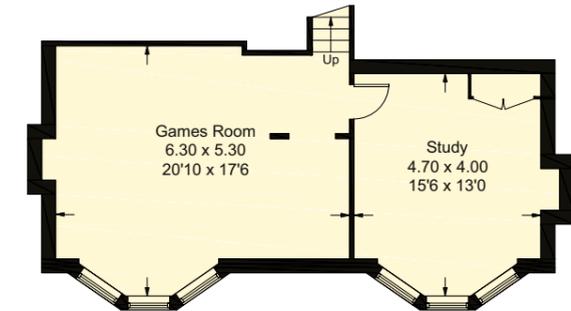




Approximate Gross Internal Floor Area
337 sq m / 3631 sq ft

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



Lower Ground Floor

Ground Floor

First Floor



Garden and grounds

The property is set back from the road with a driveway and space for several cars. The integral garage offers useful storage and access from the back leads to the hallway from the kitchen and to the utility room.

The garden has a raised terrace adjacent to the house with pretty raised borders, and there is a second seating area to the end of the garden which is a suntrap. The garden has a large lawn and mature hedging.

Services

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

Directions (Postcode: GU1 3LU)

What3words: ///skins.idea.speaks





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: 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.
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/legal/privacy-statement>.
Particulars dated October 2023. Photographs and videos dated October 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



