

The Cornerhouse, Pewley Hill, Guildford, Surrey







A **stunning Victorian home** moments away from Guildford town and Pewley Down.

Summary of accommodation

Ground floor: Entrance hall | Sitting room | Dining room | Kitchen

First floor: Three bedrooms | Family bathroom | Separate cloakroom

Lower ground floor: Study | Utility area | Cloakroom

Garden and grounds: Patio | Summer house

Distances

Guildford High Street 150 metres

Trains: Guildford mainline station 0.5 miles (London Waterloo from 36 mins),

London Road Guildford station 0.6 miles (London Waterloo from 49 mins)

Roads: A3 northbound 1.5 miles, A3 southbound 2.1 miles, M25 (Wisley Junction 10) 8.7 miles

Airports: London Heathrow 21.8 miles, London Gatwick 33.7 miles

(All distances and times are approximate)



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Situation

Pewley Hill is just 150 metres from Guildford High Street but also offers ample walking opportunities on your doorstep with the Pewley Downs just half a mile in the opposite direction. Pewley Down is a spectacular 23 acre Local Nature Reserve offering views south to St Martha's Hill, Chantry Wood, and beyond.

Guildford's historic High Street provides extensive shopping, theatres, Surrey Sports Park, The Spectrum leisure centre, a cinema complex and many restaurants and bars.

Schools

The area is well-known for having excellent schooling - both state and private.

Tormead
George Abbott School
St Peters Catholic School
School
Pewley Down Infant School
Holy Trinity Junior School
Charterhouse

Guildford High School
Royal Grammar School
St Thomas of Canterbury Catholic
Guildford County School
Boxgrove Primary School
St Catherine's
Aldro





Amenities

G Live
Pit Farm Tennis Club
Surrey Sports Park
Guildford Golf Club
Guildford Rowing Club
Worplesdon Golf Course

Yvonne Arnaud Theatre
Merrow Tennis & Cricket Clubs
Spectrum Leisure Centre
Bramley Golf Club
West Surrey Golf Club

The property

The Cornerhouse is a stunning Victorian home that sits in an elevated position, providing stunning views across Guildford town and towards the Mount. The property is located just a few moments away from Guildford town centre and Pewley Down, making it a prime location for those who want to be close to the heart of the town while enjoying the peace and tranquillity of a suburban area.

The house features a welcoming entrance hallway, which leads to the sitting room that enjoys an attractive bay window allowing natural light to fill the room along with a beautiful central fireplace.

The separate dining room is open plan to the kitchen, making it a bright and welcoming space and the heart of the home. The kitchen is fitted with a range of modern units with quartz countertops and integrated appliances. Double doors open out to the patio, which extends the entertaining and dining space into the garden, perfect for the summer months.

Upstairs, the three bedrooms are of good proportions, and all have stunning views across Guildford. On this floor there is a further family bathroom with a separate cloakroom.

The lower ground floor houses a useful study space, ideal for working from home, utility area and cloakroom.



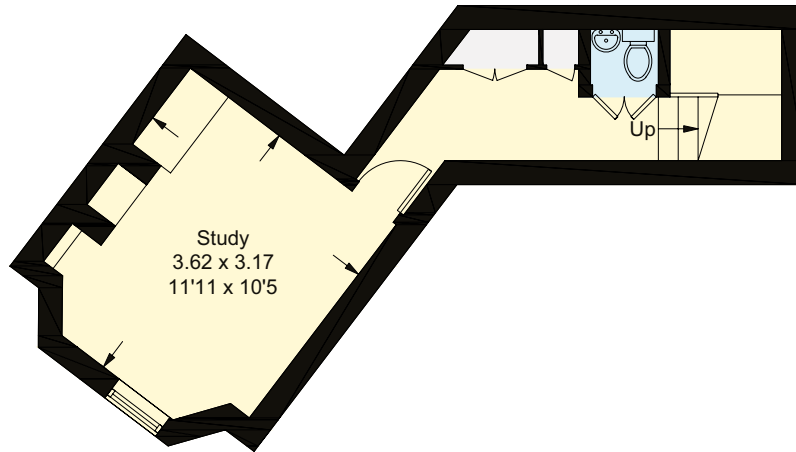


Approximate Gross Internal Floor Area

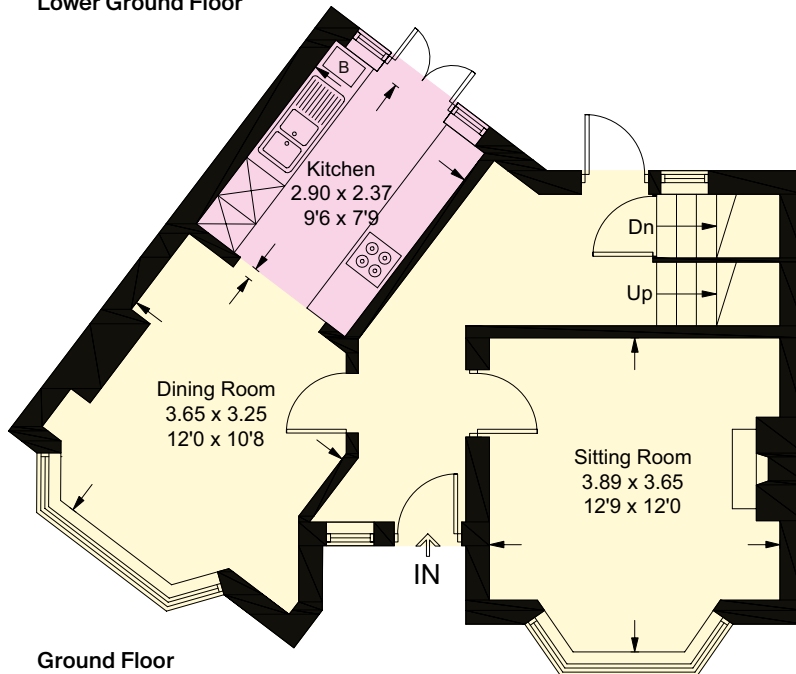
112.2 sq m / 1208 sq ft

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.

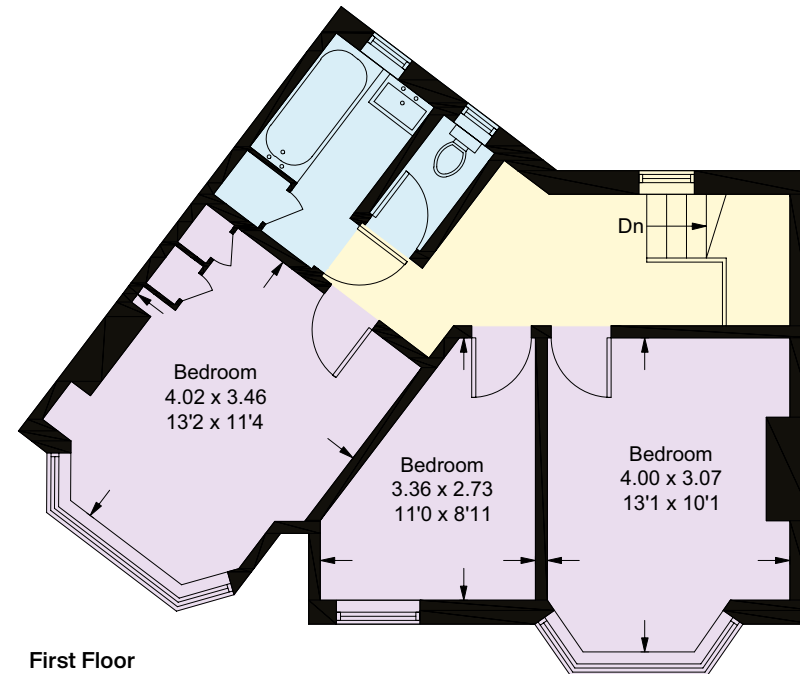
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Lower Ground Floor



Ground Floor



First Floor





Garden and grounds

The house is set back from the street, with an attractive entrance and has a beautiful frontage with wisteria over the front door. The garden to the rear features a patio with raised flower beds and paved steps lead to the lawned area beyond. A brick path leads to a summer house at the end of the garden and there is a gate which leads out to one private parking space with an electric car charging point.



Services

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

Directions (Postcode: GU1 3SQ)

From Guildford's Upper High Street and our office on your left-hand side proceed to the mini roundabout taking the right-hand fork on to Epsom Road. Shortly after turn right on to Jenner Road. At the top of Jenner Road turn right on to Harvey Road. Keep left on Harvey Road at the fork until you get to the end of the road. Turn right down the hill on to Pewley Hill where No. 1 will be on the right-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 E

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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