



St Catherines Cottage, Guildford, Surrey





A stunning **Grade II listed family home** just over half a mile from Guildford's historic High Street.

Summary of accommodation

Ground Floor: Entrance hall | Dining room | Drawing room | Kitchen/breakfast room | Larder | Utility room | Guest WC | Basement

First Floor: Principal bedroom with en suite bathroom | Four further bedrooms | Family bathroom | Separate WC | Two attic rooms

Garden and Grounds: Detached garage | Two bay car port | Store | Significant driveway parking with an electric vehicle charging point | Stunning level gardens

The Coach House: Open-plan kitchen and dining room | Two bedrooms | Shower room | First floor sitting room

In all about 0.52 acres

Distances

Guildford's Upper High Street 0.6 miles, Guildford station 0.7 miles (from 37 minutes to London Waterloo), London Road Station Guildford 1.4 miles (from 47 minutes to London Waterloo) , A3 (Guildford southbound) 1.7 miles, A3 (Guildford northbound) 1.9 miles M25 (Junction 10) 9.5 miles, Heathrow Airport 22.7 miles, Gatwick Airport 26.3 miles, Central London 32.7 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

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. Just 320 metres from the house is the North Downs Way, with access to miles of walking routes from Winchester to Canterbury. The River Wey is also 480 metres from the house and there are lovely routes along the towpath to Guildford and also on to Shalford which has some lovely village pubs, restaurants and cafes.

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. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

A short walk from the property is an excellent local public house (Ye Olde Ship) serving amazing stonebaked pizzas. The house is also ideally situated only 0.8 miles from from the highly-rated Guildford County School.

Schools

Royal Grammar School and Royal Grammar Preparatory School, Tornead, Guildford High School, Guildford Country School, St Nicolas CofE Infant School, Pewley Down Infant School, Holy Trinity Junior School, George Abbott School, St Peter's Catholic School, St Thomas of Canterbury Catholic 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, Worplesdon Golf Course.

The property

St Catherines Cottage is an attractive and substantial Grade II listed family home dating from the late 17th century, with later additions, and is located in the St Catherine's Conservation Area. Historical research suggests the home might have originally been a barn, but is now a well presented and spacious family home which has been further improved by the current owners. Internally, the property retains many original features, including well-proportioned rooms with high corniced ceilings, windows with shutters, open fireplaces and exposed beams.

Leading from the entrance hall are two main reception rooms, comprising an elegant drawing room with French doors which open to the garden, and an impressive dining room. Both rooms benefit from recently fitted log burners ideal for the winters months. The kitchen and breakfast room offers a double aspect with views to the front and the rear and a beautiful kitchen, installed by the current owners, and features modern shaker-style units with integrated appliances and space for everyday dining. A walk-in larder sits adjacent to the kitchen as well as a useful utility room with access to the drive and garage area. From the inner hall, stairs lead down to a basement, which is an excellent additional space for storage, a study or a playroom.





On the first floor, the attractive principal bedroom has an en suite bathroom and generous fitted wardrobes. The four further bedrooms are of good sized and there is a family bathroom and separate WC on this floor also. Stairs from the first floor landing provide access to two attic rooms with generous storage and scope for further accommodation subject to the required consents.



Approximate Gross Internal Floor Area
 Main House: 3468 sq ft / 322 sq m
 Coach House: 818 sq ft / 76 sq m
 Outbuildings: 496 sq ft / 46 sq m
 Total: 4782 sq ft / 444 sq m

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.





Garden and grounds

The house is approached from the road onto a driveway with electric wooden gates and a pedestrian gate, which leads to both properties, the detached garage, two bay carport and parking area. To the front, the gardens comprise areas of lawn, with mature trees and shrub borders screening the grounds from the road. A path leads to the side and beautiful secluded rear garden, which is mainly laid to lawn with a south-facing terrace, accessed via French doors from the drawing room. A backdrop of mature trees creates a sense of privacy on all sides. There is a useful gardeners WC in the garden.

The Coach House

Across the driveway from the house, the former Coach House opens into an open plan, newly fitted kitchen and dining room and has two bedrooms with a shower room. A charming sitting room with beams is on the first floor, and this additional space offers versatile accommodation for family members or guests. This property has previously been rented and is an ideal investment.

Services

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

Directions

Postcode: GU2 4DU

What3words: mass.launch.purely

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: St Catherines Cottage – Band G, Coach House – Band D

EPC Rating: D

The Coach House





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 April 2024, Photographs and videos dated April 2024.

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



