



Poltimore Road
Guildford, Surrey GU2 7PR
Guide price £1,100,000



SOLD BY SURREY ESTATES

Surrey Estates are proud to present this handsome five-bedroom detached family home which is situated in the heart of Guildford, with the mainline train station 0.7 miles away and the town centre just one mile away, ideal for those who seek the use of public transport.

Upon entering the property, the large, welcoming hallway gives access to: the office; downstairs shower room; living room; dining room; and kitchen. There is solid wood flooring in the kitchen which consists of several base units, original glass fronted cabinets, solid oak worktops and a larder. This room also benefits from a substantial extension and refit that was undertaken just seven years ago. The spacious dining room offers a rear outlook and original fireplace whilst giving access to a raised sun terrace – ideal for those who enjoy alfresco dining. The study is located to the front of the house and due to its sunny outlook, it is perfect for those who work from home. This room also boasts a large bay window and hard wood flooring. The downstairs shower room neighbours the office and offers a large walk-in shower, toilet, basin, heated towel-rail and neutral, contemporary decoration. The living room also benefits from a sunny front outlook, feature fireplace and gives space for two large sofas.

The first floor comprises of five double bedrooms, a bathroom and W/C. The master bedroom is a large double with space for several tall wardrobes. Bedroom two neighbours bedroom one - this is also a large double room that benefits from built-in storage and a beautiful view of Guildford Cathedral and the chimney pots between. Bedrooms three, four and five are spacious rooms that would comfortably accommodate double beds and bedroom furniture. Neighbouring the bathroom is a separate room for the toilet and basin. The first floor also benefits from a sky light which allows a generous amount of natural light to flood the landing.

The loft offers substantial space and head-height to be converted (STPP) into a further bedroom. The current owners have made the most of this space as they previously used it as an activity room for their children. The property offers a double driveway and garage with power, perfect for those with growing families or teenagers looking to drive.

Further benefits include recent rewiring of the entire house, a six-year-old Worcester Bosch boiler, under-stair storage, a treehouse and a WW2 air-raid shelter. The property boasts a large, mature garden, that isn't overlooked by neighbours at all.

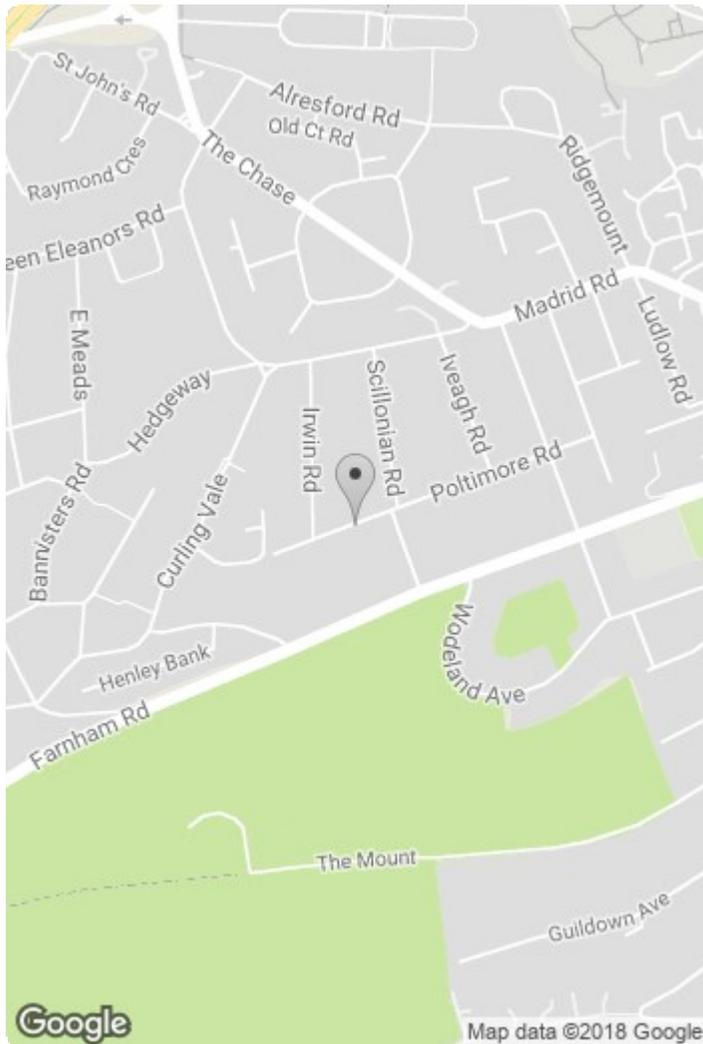
Located a short walk from the centre of the historic town of Guildford, local amenities are close to hand providing a wide selection of shopping, entertainment and recreational facilities. For rail links, Guildford Station provides a fast and frequent access into London Waterloo and the local road network provides easy access to all of the major routes to London, the airports and the national motorways.

The property is also very close to a number of very good schools: Onslow Infants; St Nicolas Infants; Queen Eleanor Juniors; and County secondary school which has just achieved an Ofsted rating of Outstanding.

IMPORTANT NOTE TO PURCHASERS:

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.





Ground Floor

First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID322156)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
62	77
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
53	70
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	

