



TALL TIMBERS

8 Beech Lane, Guildford, Surrey, GU2 4ES

HILL CLEMENTS

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In an elevated setting, towards the end of a no through road, with glorious views over the town and down the Wey Valley – a modernised and extended detached family house with adaptable accommodation including a lower ground floor garage and music studio, set within a secluded 0.38 acre garden.

4 BEDROOMS: 2 BATHROOMS (ONE EN SUITE): SHOWER ROOM (EN SUITE): ENTRANCE HALL: SITTING ROOM: STUDY/SNUG: CONSERVATORY: KITCHEN/DINING ROOM: GAS CENTRAL HEATING: DOUBLE GLAZED WINDOWS: GARAGE AND MUSIC STUDIO: ORGANIC WOODLAND GARDEN OF 0.38 ACRE

Guildford High Street and main line station (Waterloo 38 mins) – 0.75 mile

PRICE GUIDE: £985,000 FREEHOLD

Situation

Beech Lane is a peaceful ‘no through’ road of individual properties in the highly regarded Guildown area on the west side of Guildford. Tall Timbers stands in an elevated setting with a delightful view over the town and The Chantries and down the Wey Valley. Although quiet and tucked away, the location is extremely convenient with a nearby footpath that leads through to The Mount and provides a short cut to the High Street and main line station (Waterloo 38 minutes). All of Guildford’s excellent amenities are therefore within walking distance, including the numerous restaurants and bars, catering for every taste. There are a number of excellent schools for all age groups within easy reach and at the top of The Mount there is direct access to the open stretches of the Downs and many lovely country walks

Description

Tall Timbers is a detached bungalow that has recently been extended into the roof to provide light, airy and adaptable accommodation with glorious views from almost every room. There are many fine features including maple flooring, limed doors, quality fitted bathrooms and a family sized kitchen with dining area and top of the range Aga. On the first floor there are two bedrooms, one with an en suite bathroom, and both with glorious views. There are two further bedrooms and bathrooms on the ground floor with a sitting room, study/snug, conservatory and family kitchen. On the lower ground floor there is an integral garage with music studio behind, both of which could be incorporated into the main accommodation if required, subject to the usual consents. The house is surrounded by a mature and secluded garden extending to 0.38 of an acre.

Ground Floor

Front door with outside light to

Entrance Hall under stairs cupboard, wood flooring

Sitting Room feature French dressed stone fireplace, wood flooring, glazed double doors to

Conservatory ceramic tiled flooring with under floor heating, door to side garden and sliding doors to rear garden

Study/Snug built in cupboard

Kitchen/Dining Room well fitted with a range of oak fronted units with granite work surfaces, French Belfast style sink, Aga cooker with electric ovens and gas hobs, Baumatic cooker hood over, gas fired boiler, space for appliances, wall units, part glazed stable door to garden, dining area with lovely views over the town

Bedroom 2 full range of fitted wardrobes and dressing table, door to

En Suite Shower Room with suite comprising shower cubicle, vanity wash basin and WC

Bedroom 3 fitted wardrobes, views over the town and to The Chantries

Bathroom 2 with suite comprising bath with Aqualisa shower over, wash basin with cupboards below, WC, linen cupboard, marble flooring with under floor heating

First Floor

Landing velux window with views over the town

Bedroom 1 glorious views to St Catherine's Ruins and beyond, eaves cupboards, door to

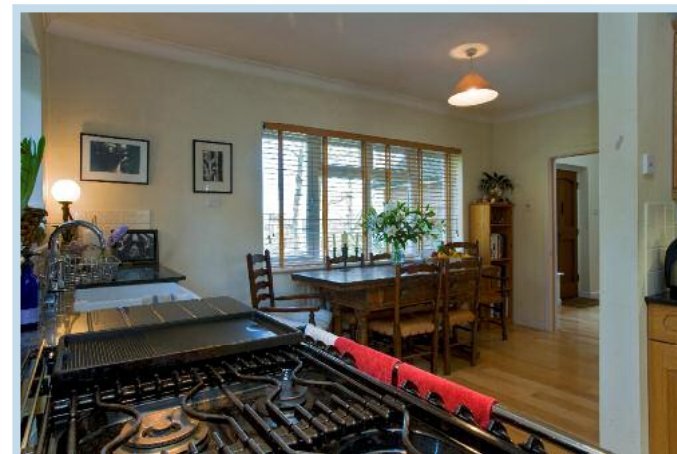
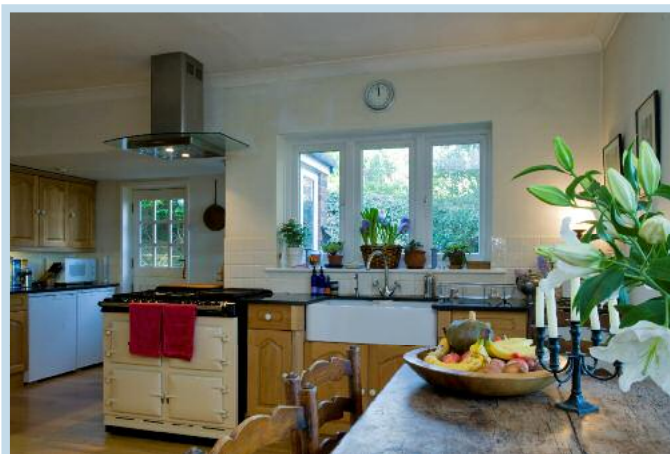
En Suite Bathroom 1 with suite comprising bath, wash basin in vanity unit, WC, ladder towel rail

Bedroom 4 door to large eaves room, Velux window with lovely views

Outside

Garage with light and power, door to

Music Studio



The Garden

The organic woodland garden has delightful views, particularly from the front, over the town and the Wey Valley. A long driveway leads up through the front garden to the garage with steps up to the front door. There are grassed areas and wild flower areas and mature Beech and Copper Beech trees. Access either side of the house leads to the rear garden which is very secluded and comprises lawn surrounded mature hedging and trees. In all the garden extends to approximately 0.38 of an acre.

Directions

From the one way system in the centre of Guildford, take the A3100 Portsmouth Road, signed to Godalming. After 0.4 mile, and after the third set of pedestrian traffic lights, turn right into Guildown Road. After about 200 yards, take the first turning right into Beech Lane and proceed up the hill where Tall Timbers will be found towards the end on the left hand side.



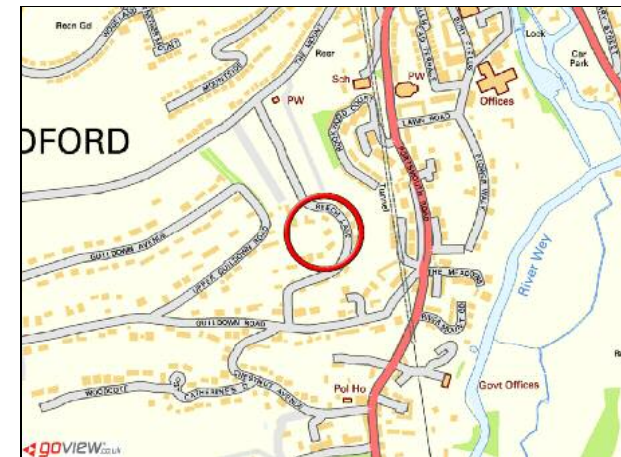
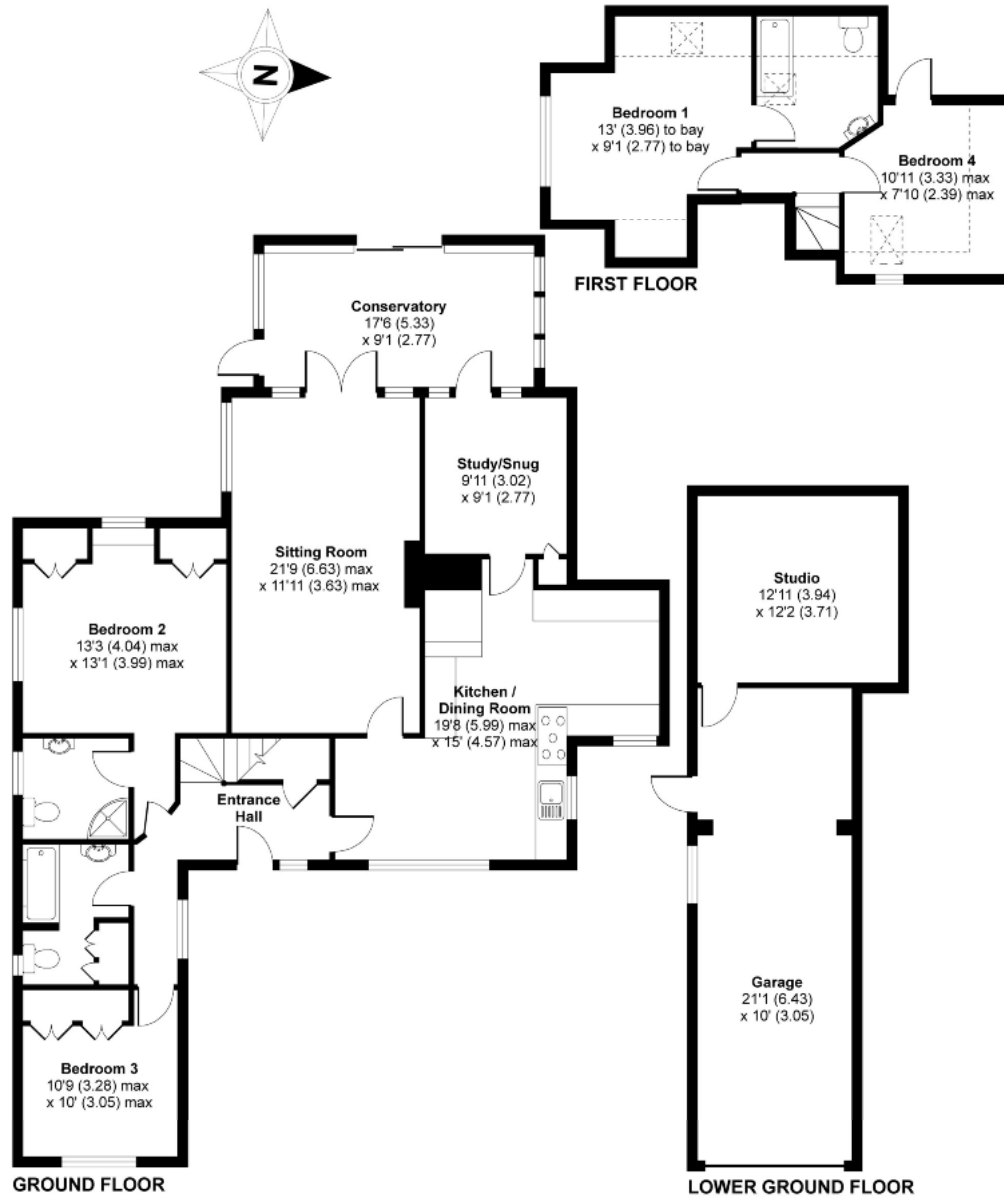
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APPROX. GROSS INTERNAL FLOOR AREA 2199 SQFT / 204.2 SQM
(includes Garage and Studio)



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