



1 POYLE ROAD
Guildford, GU1 3SL



HILL CLEMENTS



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Guildford
Surrey, GU1 3SL

A stunning detached family house with a contemporary interior designed to take full advantage of the elevated setting with stunning views from all the principal rooms, in a very highly regarded residential road which is within walking distance of the main line station and the High Street.

**5 BEDROOMS: 3 BATHROOMS (1 EN SUITE):
ENTRANCE HALL: CLOAKROOM: OPEN PLAN
DINING/FAMILY/KITCHEN AREA WITH
STUNNING VIEWS: SITTING ROOM: UTILITY
ROOM: DOUBLE GARAGE: GLORIOUS SOUTH
WESTERLY VIEWS OVER THE TOWN AND
BEYOND**

High Street – 500 metres.

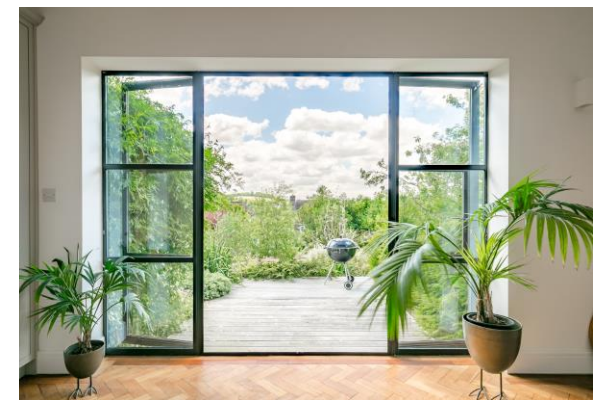
Main line station (Waterloo 38 mins) – 0.75 mile.

01483 300 300

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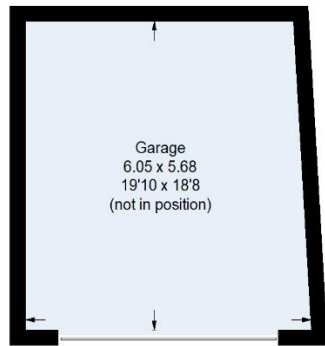
THE LOCATION

1 Poyle Road is situated in a very convenient location on the lower part of Pewley Hill and therefore within a short walk of the historic High Street and all of the town's excellent amenities, including its wide range of restaurants and bars, making the location an ideal lifestyle choice. There are lovely downland walks at the top of the hill and delightful riverside walks along the River Wey towpath at the bottom. The main line station is within a pleasant half a mile walk down the High Street and beside the river. There are also many sought after schools nearby, including Pewley Down Infant School, Holy Trinity Junior School, County School, The Royal Grammar School, Guildford High School, Tornead. There are lovely views from the front of the house over the town and beyond.

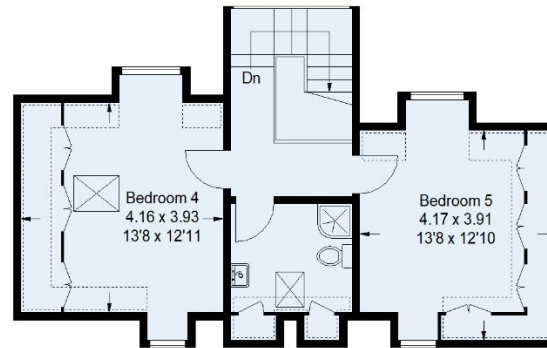
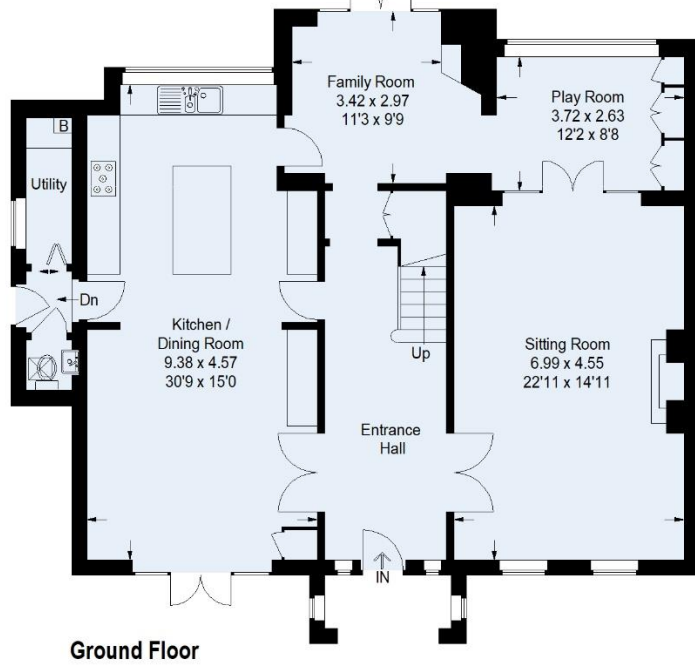
THE PROPERTY

This is a fantastic family home with contrasting elevations which our clients created when they undertook an ambitious project to extend and refurbish a traditional 1930s home. The fabulous results offer dramatic contrasting elevations which bring the house and outside spaces together as well as enhancing the views of the town the house naturally enjoys. This radical remodel involved taking a large part of the rear elevation off and replacing it with two dormer style windows which provide double height living space and exciting living spaces at the rear and a remodeled 2nd floor with new staircase. The contemporary feel is nicely balanced with the some of the original 30s features which include a broad entrance hall and sitting room with fireplace/log burner. At the rear of the house the double height living space offers a play room and seating area with fireplace and stylish double doors open out onto the decked area. On the first floor there are three bedrooms and a spacious landing



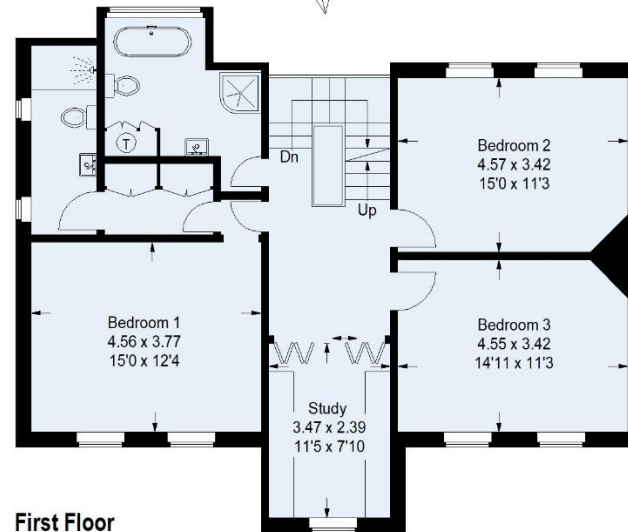


Approximate Gross Internal Area
 Ground Floor = 125.3 sq m / 1349 sq ft
 First Floor = 90.2 sq m / 970 sq ft
 Second Floor = 50.7 sq m / 546 sq ft
 Total = 266.2 sq m / 2865 sq ft
 Garage = 33.4 sq m / 359 sq ft



Second Floor

= Reduced headroom below 1.5 m / 5'0"



First Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		7.9
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

which lends itself to a study and can be divided off via concertina doors. On the second floor there are two bedrooms which share a shower room.

OUTSIDE

From the road there is off street parking and a double garage. Broad steps lead up through a terraced garden and there is side access to the rear. A decked area in front of the dining room offers a great opportunity for enjoying the evening sun. At the rear of the house there is a deep decked area ideal for entertaining and from here stairs lead to a level area of garden, garden shed and summer house.

DIRECTIONS

From the bottom of Guildford High Street bear right into Quarry Street and first left into Castle Street. Carry on up the hill and turn first right into South Hill and immediately left into Pewley Hill. Proceed up the hill, passing the turning to Harvey Road on the left and turn first right into Poyle Road where number 1 is the first driveway on the left hand side.

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