



**HILL CLEMENTS**  
SALES AND LETTINGS

PRICE GUIDE

**£2,250,000**

15, Fort Road

Guildford, GUI 3TD



A beautifully presented 1930's built family house of character which has been extended and modernised to provide practical family living spaces, set in a secluded garden of 0.36 acre in one of the town's most highly regarded residential roads

**PROPERTY SUMMARY**

15 Fort Road was built in 1935 in the Surrey Farmhouse style and has classic tile hung and whitened rendered elevations and a clay tiled roof. The current owners have sympathetically modernised and upgraded the house to modern day standards with beautiful replica double glazed windows, feature bathrooms and a stunning kitchen/dining/family room with doors to the front and rear gardens. There are four bedrooms and two bathrooms on the first floor and a very attractive and welcoming entrance hall with cloakroom. a sitting room, study, family/dining room and the amazing kitchen on the ground floor. A detached double garage/car port has also been built and there is a lovely colourful, secluded and level garden which extends to 0.36 acre.



4



2



3











15 Fort Road is situated in one of Guildford's most highly regarded residential roads, above the town and close to the wide open spaces of the Downs. The High Street is only half a mile away at the bottom of the hill and here there are numerous shops, pubs and restaurants, all of which are within walking distance. The main line station is just less than a mile on foot via the High Street and along the river and the Yvonne Arnaud Theatre and G-Live are both within waking distance. There are many schools within easy reach on foot, including The Royal Grammar School in the High Street, Guildford High School, Tormead, RGS Prep School and Holy Trinity Junior School.









High Street - 0.5 mile

Main line station (Waterloo 38 mins) - 0.9 mile

Downs - 0.2 mile

Chantry Woods - 0.5 mile

Royal Grammar School - 0.6 mile

Guildford High School - 1 mile

Tormead - 1.3 miles

RGS Prep School - 1.2 miles

Holy Trinity School - 0.5 mile via Downs



## DIRECTIONS

From the bottom of Guildford High Street, bear right into Quarry Street and turn first left into Castle Street, Turn right after the castle into South Hill and carry on up the hill, passing the turning on the right into Castle Hill and take the next left into Fort Road. Carry on up the hill and around the right hand bend and then the left hand bend where 15 will be found as the second house on the left.





LOCAL AUTHORITY

Guildford

TENURE

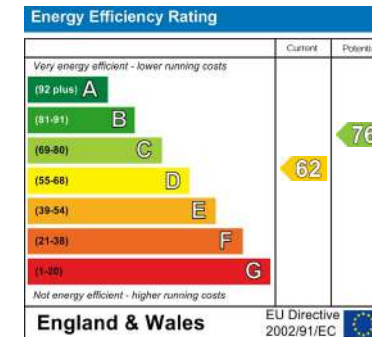
Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

6 Quarry Street  
 Guildford  
 Surrey  
 GU1 3UR

OFFICE DETAILS

01483 300300  
 info@hillclements.com  
 https://hillclements.com/