



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,500,000

2 Rectory Place, 89 Portsmouth Rd

Guildford, GU2 4DG

A four storey Grade II Listed town house, designed by the well known Victorian architect Richard Norman Shaw, only ten minutes walk from the station and the High Street

PROPERTY SUMMARY

Rectory Place is very conveniently situated on the south-west side of Guildford's town centre and is within walking distance of all of the town's fantastic amenities. The main line station is only a ten minute's walk away with its regular commuter service to Waterloo and the historic High Street is a similar distance via an attractive walk over the river and alongside the Yvonne Arnaud theatre. Here there are many fine shops, restaurants, coffee shops, bars and pubs. The River Wey towpath is also nearby providing lovely riverside walks and the Downs are easily accessible at The Mount. All of Guildford's popular schools are accessible on foot, including St Nicolas Infant School which is almost opposite, making the location an ideal lifestyle choice.



6



2



3



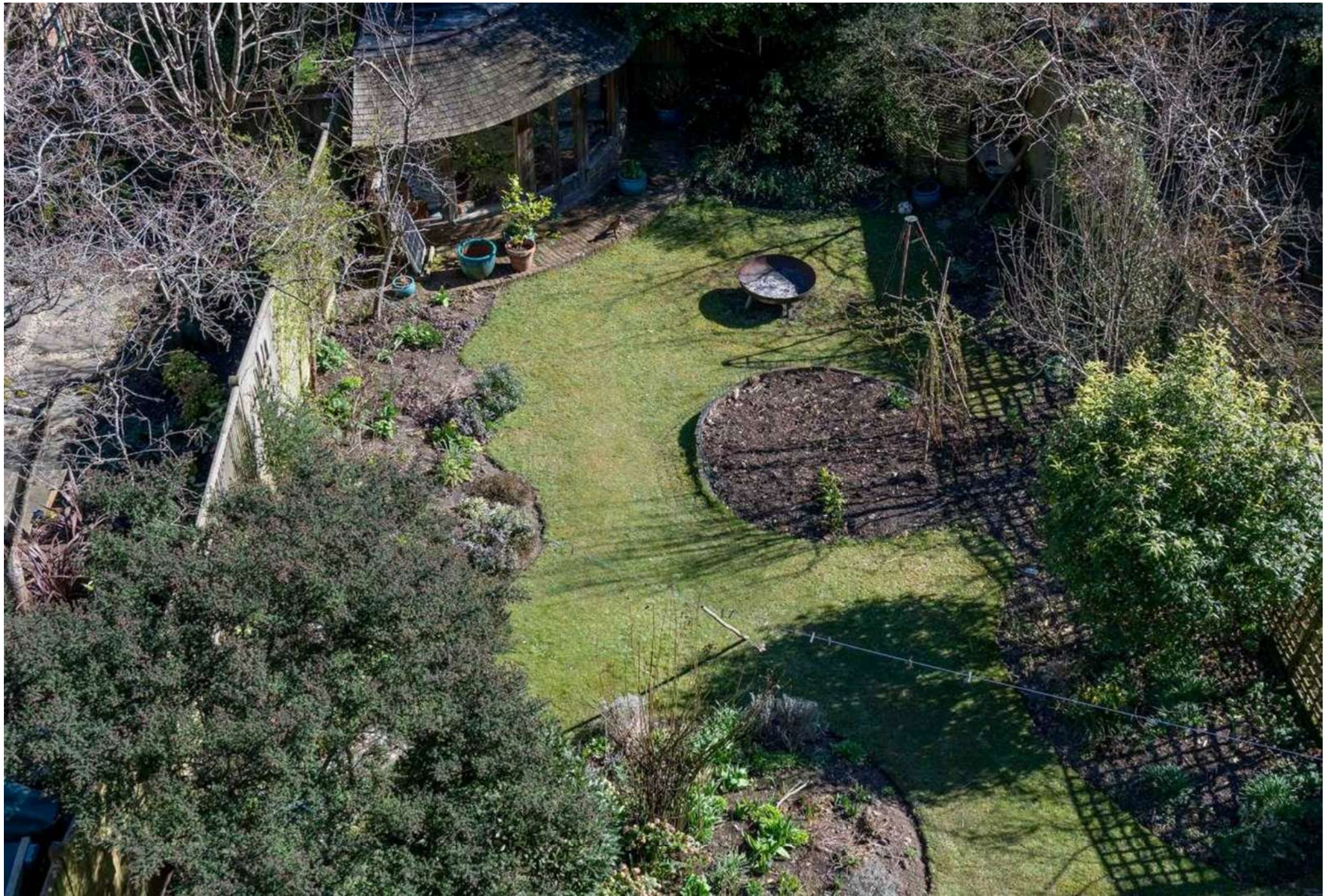




Rectory Place was designed by the well known Victorian architect Richard Norman Shaw and was built in around 1883 with all the features of its period, including tall ceilings and large bay windows with leaded light windows, and it is now Grade II Listed. All three properties were once a tutorial college, running from 1947 to 1988 and the present owners bought 2 Rectory Place in 1996 when it was subsequently converted back to three properties. Arranged over four floors, the accommodation comprises three bedrooms and a bathroom on the top floor, which could easily be used as a self-contained flat as there is also a kitchenette, three bedrooms and a bathroom on the first floor and two reception rooms and a kitchen and cloakroom on the ground floor. The lower ground floor comprises a further reception room with glazed door to the garden, a work room, utility room and further cloakroom. All the rooms on each floor can be used in a number of different ways, according to a family's individual requirements, so the entire layout of the accommodation is very flexible. The house is very tall and there are therefore lovely views over the town from the rear windows. Outside there is a lovely town garden with summerhouse and at the front there is parking for two cars with an EV charging point.







Main line station - 0.5 mile

High Street - 0.4 mile

A3 - 1.5 miles

St Nicolas Infant School - 100 metres

Guildford County School - 0.6 mile

The Royal Grammar School - 0.7 mile

Guildford High School - 1.1 miles

Charterhouse - 4.3 miles

Prior's Field School - 5 miles



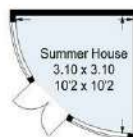
DIRECTIONS

From Guildford's one way system take the A3100 Portsmouth Road signed to Godalming. Proceed up the hill, over the pedestrian crossing and Rectory Place will be found on the left, immediately after Lawn Road

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.

Approximate Gross Internal Area
 Lower Ground Floor = 79 sq m / 850 sq ft
 Ground Floor = 86.1 sq m / 927 sq ft
 First Floor = 88.6 sq m / 954 sq ft
 Second Floor = 73.7 sq m / 793 sq ft
 Total = 327.4 sq m / 3524 sq ft
 Summer House = 7.5 sq m / 81 sq ft

 = Reduced headroom below 1.5 m / 5'0"



(Not in position)



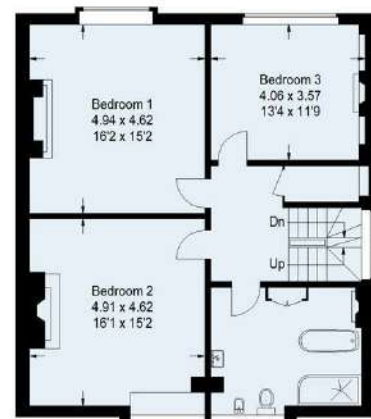
Lower Ground Floor



Ground Floor



Second Floor



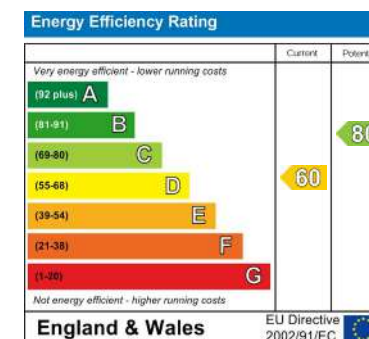
First Floor

LOCAL AUTHORITY
 Guildford

TENURE
 Freehold

COUNCIL TAX BAND
 E

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