



APARTMENT 4 SOUTHBANKS

32 Guildown Road, Guildford, Surrey, GU2 4ET

HILL CLEMENTS

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Quietly situated in the highly regarded Guildown area within 0.75 mile of the High Street and main line station, a spacious second floor duplex apartment within a fine late-Victorian house with lovely views across the Wey Valley to the Chantry Woods and beyond

**TWO DOUBLE BEDROOMS: ENSUITE SHOWER ROOM: BATHROOM: HALL: SITTING ROOM: DINING ROOM WITH BALCONY:
KITCHEN/BREAKFAST ROOM: GAS-FIRED HEATING: COMMUNAL HALL WITH MAGNIFICENT STAIRCASE:
ALLOCATED PARKING SPACE: COMMUNAL GARDEN**

**Guildford town centre and main line station (Waterloo 38 minutes) – 0.75 mile. A3 – 2 miles.
Extensive open countryside with walks – 0.25 mile.**

PRICE GUIDE: £355,000 SHARE OF FREEHOLD

Situation

Southbanks is situated in a quiet 'no through' road lying on the southern slopes of Guildown, an elevated and highly regarded residential area of large quality properties, bordered by farmland and the protected open countryside of the North Downs. The location is extremely convenient being within 0.75 mile of the High Street with an excellent range of shops and recreational facilities. Guildford main line station is equally accessible and provides fast and frequent services to Waterloo in 38 minutes. For commuters by road, there is access onto the A3 within two miles. From the cul-de-sac at the end of Guildown Road, a footpath leads up to The Mount, a wide public open space on the top of the Downs and there are also some lovely walks along the nearby River Wey tow path.

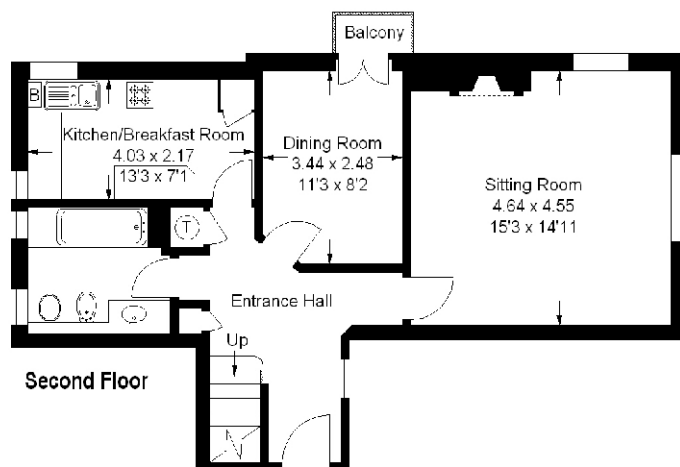
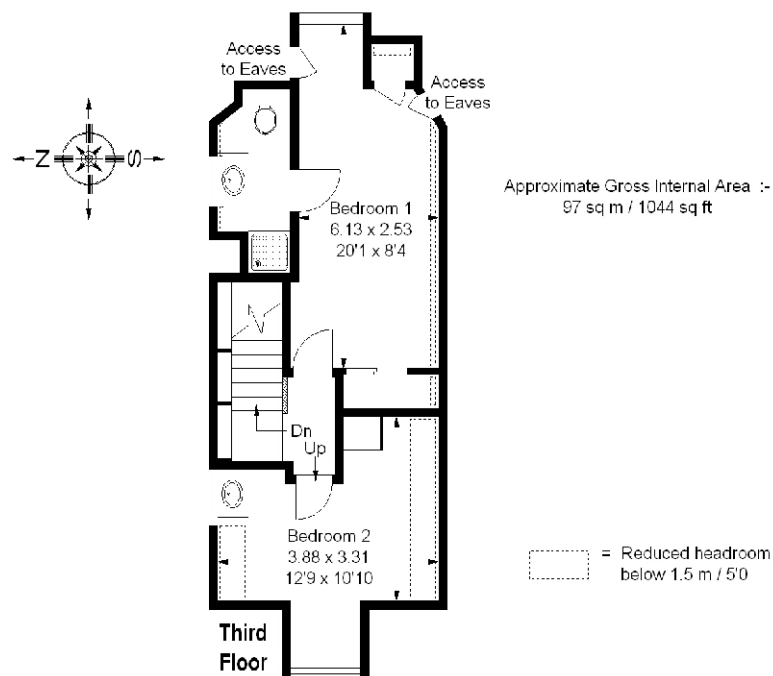
Description

Southbanks is a substantial and attractive Victorian house that was built as one of the original properties in Guildown in 1886 and then skilfully converted into five luxury apartments in 1986.

No. 4 comprises a spacious duplex apartment on the second floor and is approached via a large communal reception hall and a magnificent central staircase. Within the apartment, there is a sunny double aspect sitting room with a fireplace and a separate dining room with balcony and both reception rooms have lovely distant views to the south and east. An internal staircase leads to the upper floor with two double bedrooms, including the main bedroom with en suite shower room and further magnificent views across the Wey Valley to hills beyond. Outside, there is an allocated parking space and an area of communal garden at the rear.

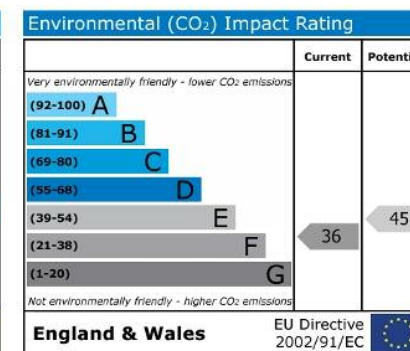
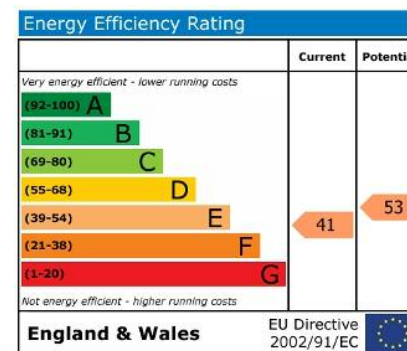
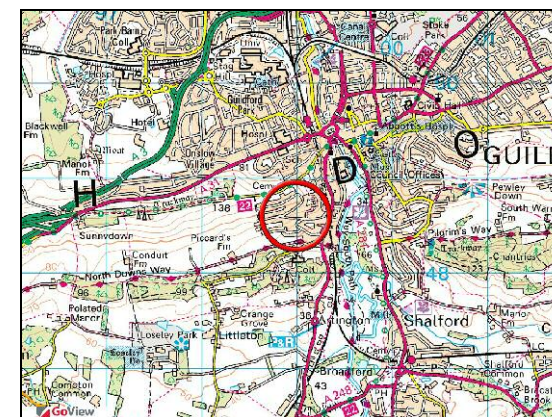
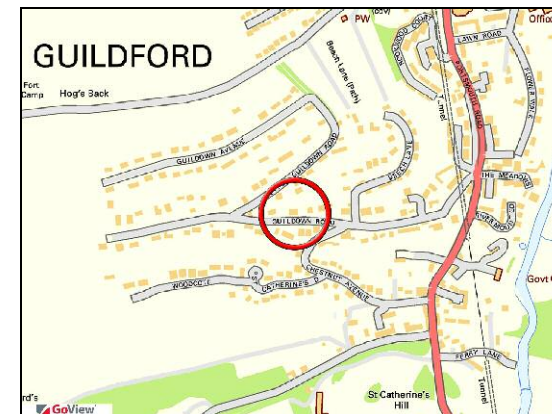
Directions

From Guildford, take the A3100 Godalming road for about 0.5 mile and at the brow of the hill turn right into Guildown Road. Southbanks, No. 32, will be found after about 300 yards on the right. (Post code: GU2 4ET)



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This illustration is for identification purposes only. Measured & drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest mm / 3" and are through cupboard / wardrobes to wall surfaces where possible or where indicated by arrow heads. Whilst every care is taken in the preparation of this plan, please check all dimensions shapes & compass bearings before making any decisions reliant upon them.



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