



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£2,500,000

9, Flower Walk

Guildford, GU2 4EP

In an exclusive private road in the heart of the town, only a short level walk from the station and the High Street - a charming detached family home of character with flexible accommodation, close to the River Wey towpath and standing in 0.62 acres of charming gardens with an exercise swimming pool in the garage

PROPERTY SUMMARY

9 Flower Walk is situated in a very special and rarely available private no through road in the heart of the town and within a Conservation Area. Flower Walk truly is a hidden gem of a location as it has a footpath down to the River Wey towpath, which provides beautiful riverside walks to Shalford Park and Shalford and also into the town. All of the town's excellent amenities are within a short level walk, including the Yvonne Arnaud Theatre, the main line station, the High Street and all the wide variety of restaurants, bars and pubs. All of Guildford's popular schools are also within walking distance, including very close by St Nicolas Infant School, The Royal Grammar School in the High Street and Guildford High School in the London Road.



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4







9 Flower Walk was built in 1929 and has been sympathetically extended since to provide interesting and flexible family accommodation, with the majority of the rooms facing the lovely sunny and secluded garden. An attractive entrance hall with cloakroom provides access to all the rooms and there are four reception areas and a kitchen with breakfast area and utility room off. On the first floor there are five bedrooms, one of which gives access to the useful study. The principal bedroom and bedroom 3 have feature Juliet balconies overlooking the gardens. Outside, the gardens and grounds are a truly delightful feature and provide a very private setting with mature trees and shrubs, a greenhouse and garden sheds and a summer house from which to enjoy the evening sun. A terrace runs the width of the house with steps down to lawns and there are pathways leading to a vegetable section, a kitchen garden and pond area. At the front two pedestrian gates give access to the house and a driveway to the former garage, which now houses a high quality exercise swimming pool. Behind this is a garden work shop and wine store. In all the gardens extend to approximately 0.62 acres







Main line station (Waterloo 38 mins) - 0.5 mile level walk

High Street - 0.4 mile

The Royal Grammar School - 0.7 miles

Guildford High School - 1.2 miles

St Nicolas Infant School - 0.25 mile

Charterhouse - 4 miles

Prors Field School - 4.7 miles



DIRECTIONS

From Guildford's one way system take the A3100 Portsmouth Road signed to Godalming. As the road levels out, turn left into Lawn Road, opposite Rookwood Court. At the bottom of the road, as the road bears left, turn right into Flower Walk, where 9 will be found half way along on the left.

LOCAL AUTHORITY

Guildford

TENURE

Freehold

COUNCIL TAX BAND

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VIEWINGS

By prior appointment only

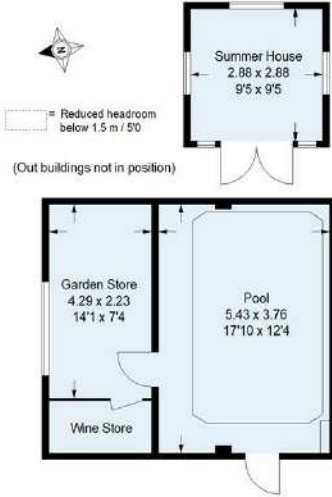
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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

Approximate Gross Internal Area
 Ground Floor = 158.4 sq m / 1705 sq ft
 First Floor (Including Eaves Storage) = 138.8 sq m / 1494 sq ft
 Total Main House = 297.2 sq m / 3199 sq ft

Outbuildings = 41.9 sq m / 451 sq ft

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.



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