



HELSTONLEIGH
17 South Hill, Guildford, Surrey, GU1 3SY

HILL CLEMENTS

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In the town centre conservation area close to the Castle Grounds and within 300 yards of the High Street, an attractive and well maintained detached Edwardian town house with spacious accommodation arranged over four floors and set in a secluded walled garden

5 BEDROOMS: ENSUITE SHOWER ROOM: BATHROOM: HALL: SITTING ROOM: FAMILY ROOM: STUDIO WITH OFFICE: 23ft KITCHEN/DINING ROOM: UTILITY STORE: CLOAKROOM: GARAGE: WALLED GARDEN

**Guildford High Street – 300 yards. Main line station (Waterloo 38 minutes) – 0.5 mile.
Pewley Down – 0.5 mile. A3 – 2 miles. London – 29 miles.**

PRICE GUIDE: £1,150,000 FREEHOLD

Situation

Helstonleigh stands in a highly convenient, central location in the exclusive Warwicks Bench area of Guildford, within the town centre conservation area and adjacent to the Castle Grounds. The historic cobbled High Street is within 300 yards providing a comprehensive range of shops and there are a number of recreational facilities close by, including two theatres, the new G-Live concert hall, multi-screen cinema and several restaurants. In addition, a number of popular schools for all age groups are within easy walking distance and, for commuters, Guildford main line station is within 0.5 mile with frequent fast trains to Waterloo in 38 minutes.

A ten minute walk up the hill leads to the wide open space of Pewley Down and a further network of country footpaths and bridleways leading through to The Chantry Woods, St. Martha's and Newlands Corner.

Description

Standing in an elevated position above the road, Helstonleigh comprises a most attractive detached Edwardian town house which dates from around 1905. The elevations are of brick with colour washed roughcast rendering and sash windows under a clay tiled roof. Typical of the period, the rooms are well proportioned with high ceilings and a wide bay window at the front provides distant views over the town.

On the ground floor, there is a sunny south-west facing sitting room, which is ideal for entertaining, a family room with door leading out to the garden and a well fitted 23ft. kitchen/dining room. From the hall, stairs lead down to the lower ground floor with an excellent studio/games room with side window and an office area. There are five bedrooms on the two upper floors, including a spacious and well fitted principal suite and a modern family bathroom.

Outside, there is a single garage at the front, a useful garden store at the side of the house and a secluded walled garden at the rear.

Ground Floor

Recessed **Porch** with outside light and part glazed front door to

Hall (SW) radiator.

Sitting Room (SW) with wide bay window, fine marble fireplace with coal-effect gas-fire, two radiators, original cornice.

Family Room (SE) with part glazed door leading out to the garden, radiator, original cornice, two wall light points.

Cloakroom (NE) deep clothes hanging recess, wash basin. **Separate WC** (SW) with Glow-worm wall mounted gas-fired boiler.

Kitchen/Dining Room (SE & NE) comprising-

Dining Room with built-in dresser unit, radiator, book shelves, wide opening to **Kitchen** range of custom-made pine wall and floor cupboards with beech and granite work surfaces, double bowl Belfast sink, water softener, Miele integrated dishwasher, integrated refrigerator, wine rack, Leisure Rangemaster cooker with gas and electric hobs, two ovens, grill and extractor above, terracotta tiled floor, kickspace heater, glazed doors to the garden. Door to

Garden Lobby with door to the garden, terracotta tiled floor.

Utility Store with plumbing for washing machine and space for tumble dryer, range of shelving, terracotta tiled floor.



Lower Ground Floor

Office with mirror-fronted shelved cupboard, understairs desk recess, filing cabinet, radiator, door to

Studio/Games Room (SE) with double glazed side window and electrically operated roof light providing ventilation.

First Floor

Staircase with original Edwardian balustrade to

Landing with deep airing cupboard housing insulated hot water cylinder, radiator, hatch with ladder to roof space.

Bedroom 2 (SW) with wide bay window and views over the town, recessed double wardrobe cupboard, radiator.

Bedroom 3 (NE) overlooking the rear garden, recessed double wardrobe cupboard, radiator.

Bedroom 4 (NE) overlooking the rear garden, built-in double wardrobe cupboard and shelved cupboard, radiator.

Bedroom 5 (SW) with views over the town, built-in double wardrobe cupboard, radiator, corner display shelves.

Bathroom (SE) bath with mixer tap and hand shower, glazed shower cubicle with power shower, vanity wash basin with range of fitted cupboards, wc, half-tiled walls, mosaic marble tiled floor, ladder radiator.



Second Floor

Staircase to

Principal Bedroom Suite comprising:-

Bedroom 1 (NE) wall to wall range of built-in wardrobe cupboards, under eaves recess with door to roof space, radiator.

Shower Room glazed shower cubicle, vanity wash basin with cupboard under, wc, built-in shelved cupboard, extractor, ladder radiator, under eaves recess.

Outside

Single Garage with up-and-over door, electricity and water connected.

Garden Store with fitted shelving.

The Garden

At the front, wrought iron gates and steps with outside lighting lead up to the front door beside a variety of flowering shrubs. To the rear, there is a large crazy paved stone terrace with a raised shrubbery to one side, tiered flower beds, a mature fig, established clematis and fuschias. From here, steps lead up to an area of lawn with rambling roses. The garden is enclosed by brick walls and provides a secluded sun trap.

Directions

From the lower end of Guildford High Street, turn first right into Quarry Street and then first left into Castle Street. Proceed up the hill passing the Castle and take the first turning right into South Hill. Helstonleigh (No 17) will be found after about 100 yards on the left. (Post code: GU1 3SY)



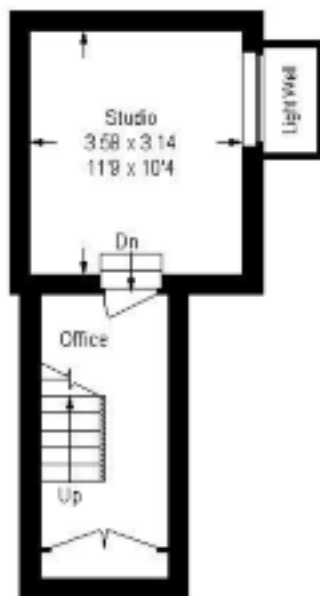
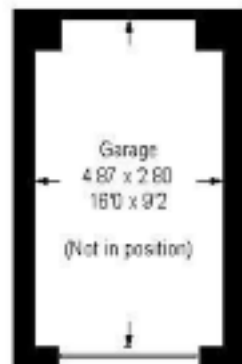
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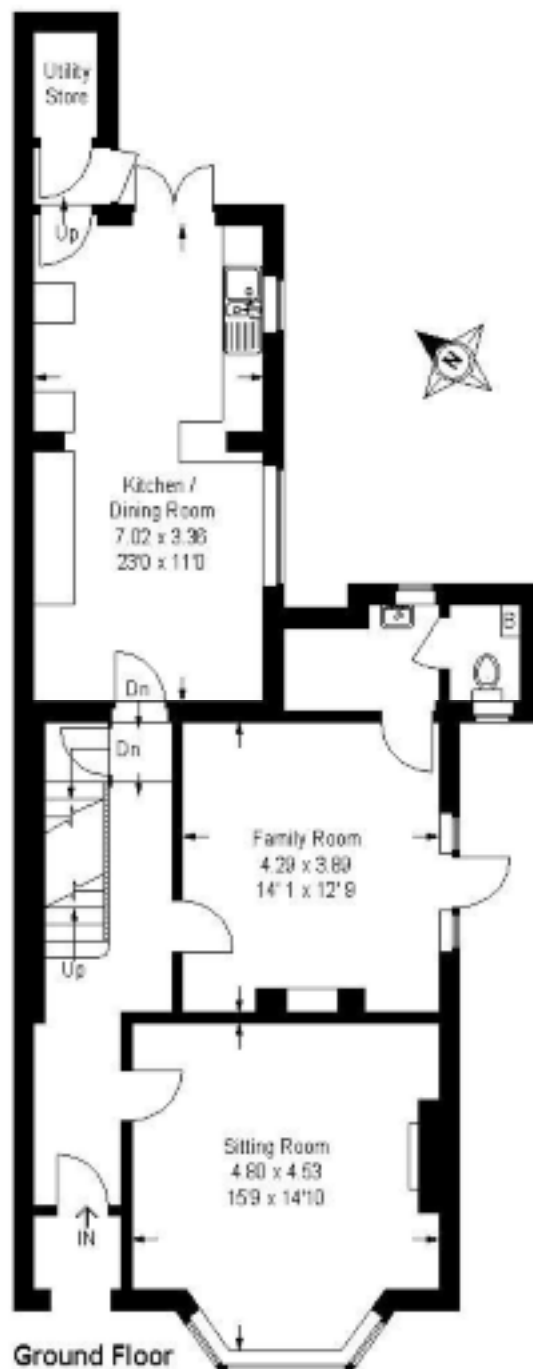
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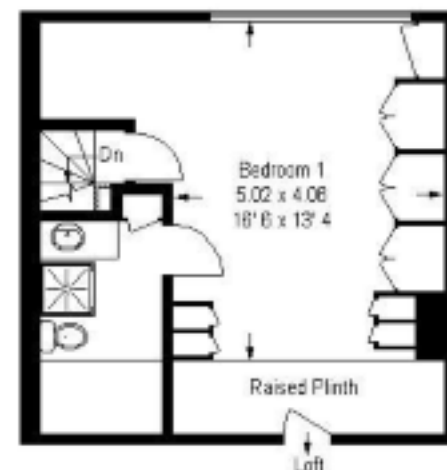
Lower
Ground Floor



Ground Floor



First Floor



Second Floor
(leaves ceilings)

Approximate Gross Internal Area
Lower Ground Floor :- 20 sq m / 215 sq ft
Ground Floor :- 84 sq m / 904 sq ft
First Floor :- 77 sq m / 828 sq ft
Second Floor :- 37 sq m / 398 sq ft
Garage :- 13 sq m / 140 sq ft
Total :- 231 sq m / 2488 sq ft

