



LITTLE CHANTRIES

51 Chantry View Road, Guildford, GU1 3XT



HILL CLEMENTS

LITTLE CHANTRIES

51 Chantry View Road, Guildford, Surrey, GU1 3XT

In a very popular wide residential road just to the south of the town centre and only 0.75 mile from the High Street, yet close to lovely walks on Pewley Down and Chantry Woods – a very attractive 1930's tile hung family house with many fine features including oak joinery, set in a lovely 0.46 acre garden

- 4 BEDROOMS
- 2 BATHROOMS (1 en suite)
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- DINING ROOM
- FAMILY ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- FORMER GARAGE NOW CONVERTED TO BED/SITTING ROOM OR OFFICE WITH EN SUITE SHOWER ROOM
- SOUTH EAST BACKING REAR GARDEN

Mainline station (Waterloo 38 mins) – 1 mile

High Street – 0.75 mile

The Location

Chantry View Road is a wide residential road of individual detached properties, all set in large grounds, which is conveniently situated on the popular south side of the town centre and within walking distance of the High Street and main line station. Little Chantries stands in a quiet position within the road and within a short walk of the open Downs of Pewley Hill, the woodland walks of Chantry Woods and the riverside walks of the Wey towpath. All the

excellent amenities of the town, including the wide variety of restaurants and bars, are within walking distance, as are many of the town's sought after schools, and a footpath adjoins the property providing an easy walk into town.

The Property

Little Chantries was built in the 1930's with attractive tile hung elevations and oak framed leaded light windows, typical of the period. The accommodation is light and practical and ideal for a family with three separate reception rooms along the south elevation, all with a lovely aspects over the front garden. The kitchen/breakfast room and utility are situated at the rear and there is a useful cellar with access from the reception hall. There is a fine oak staircase and oak flooring throughout the reception areas. On the first floor there are four bedrooms (formerly five) and two bathrooms including an en suite and a further separate shower off the landing. Outside the garage has been converted into separate accommodation with a bed/sitting room and en suite shower room. The gardens are a lovely feature and provide interest and seclusion with mature trees, lawns and shrubs. In all the garden extends to approximately 0.46 acres.

Directions

From Guildford's one way system, take the A281 Horsham Road past Debenhams, The Weyside pub and Guildford Rowing Club and take the second turning on the left into Chantry View Road. Continue up the hill and Little Chantries No. 51 will be found on the left hand side after about 0.25 mile.



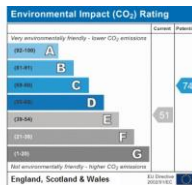
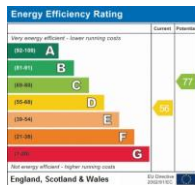
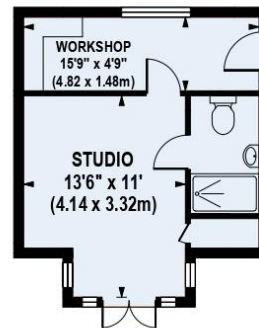
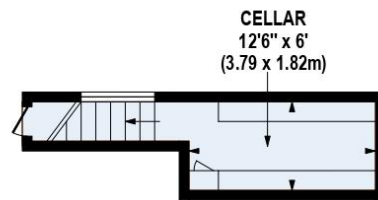
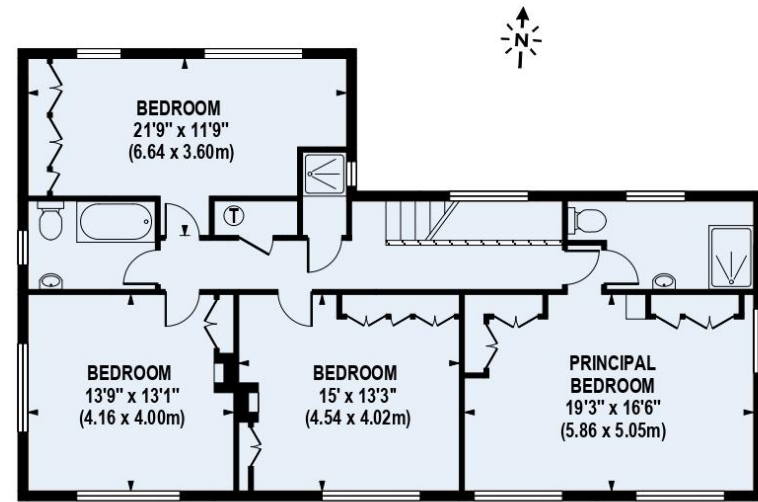
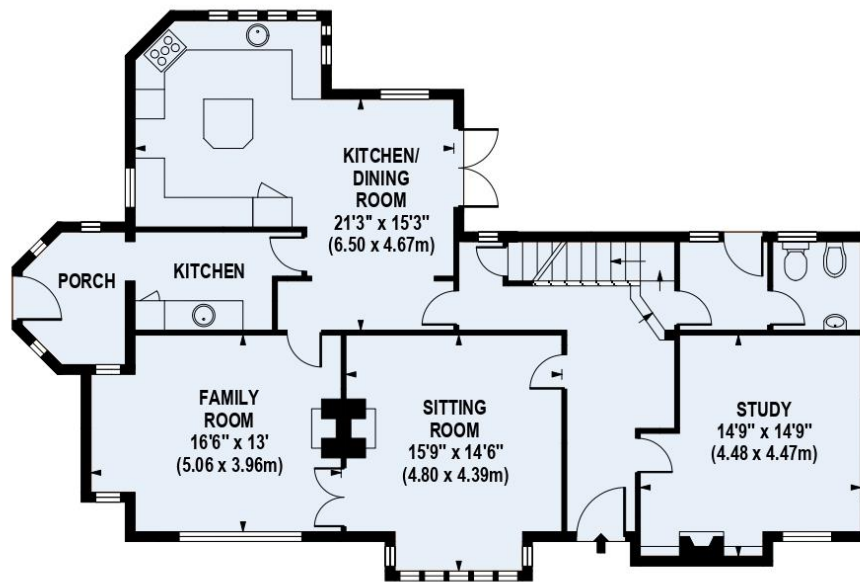
HILL CLEMENTS

www.hillclements.com

01483 300 300

6 Quarry Street, Guildford, Surrey, GU1 3UR
info@hillclements.com





APPROX. GROSS INTERNAL FLOOR AREA 2570 SQ FT / 239 SQ M (MAIN HOUSE)
 APPROX. GROSS INTERNAL FLOOR AREA 268 SQ FT / 25 SQ M (OUTBUILDING)
 APPROX. GROSS INTERNAL FLOOR AREA 2838 SQ FT / 264 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

© www.skysglobal.com

