



LINTOTT HOUSE

81 Portsmouth Road, Guildford, Surrey, GU2 4BS

HILL CLEMENTS

## **LINTOTT HOUSE**

### **81 Portsmouth Road, Guildford, Surrey, GU2 4BS**

**Conveniently situated within five minutes' walk of the High Street and main line station, a fine Grade II Listed property of early 19<sup>th</sup> century origin, with views across the town, recently used as offices but with planning permission for conversion to a five-bedroomed family home of about 3,700 square feet set in 0.17 acre**

**Planning permission and listed building consent granted for:**

**5 DOUBLE BEDROOMS: 2 BATHROOMS: 2 ATTIC ROOMS: HALL: CLOAKROOM: 29FT DRAWING ROOM: DINING/FAMILY ROOM: STUDY: PLAYROOM: KITCHEN: LARGE BASEMENT COMPRISING SIX STORE ROOMS WITH FURTHER POTENTIAL: 3 OFF-STREET PARKING SPACES AND GARDEN: IN ALL ABOUT 0.17 ACRE**

**Guildford High Street and main line station (Waterloo 38 minutes) – 0.25 mile.      Godalming – 4 miles.      A3 – 1.5 miles.      London – 30 miles.**

**PRICE GUIDE: £875,000 FREEHOLD**

### **Situation**

Lintott House lies just below the North Downs within the Millmead and Portsmouth Road Conservation Area on the south-west side of Guildford town centre in a highly convenient location within five minutes' walk of the historic cobbled High Street with its excellent range of shops. For commuters, the main line station (Waterloo 38 minutes) is equally accessible and there is access onto the A3 within 1.5 miles. There are a number of highly regarded independent and state schools for all age groups within the vicinity and lovely walks beside the River Wey, along the North Downs Way and the open Downs at the top of the Mount.

### **Description**

Dating from the early part of the 19th century, Lintott House was probably built in the late-Georgian/Regency period and then extended in Victorian times by the addition of a north wing. The impressive elevations are largely of colour washed incised stucco with timber sash windows under a slate roof. Although originally built as a private house, the property is now Listed Grade II and has been used in recent years for offices with a large car parking area at the rear. From the rear there are lovely views across the Wey Valley to Warwicks Bench and the slopes of Pewley Down.

On 8<sup>th</sup> November, 2012, planning permission and listed building consent were granted by Guildford Borough Council (ref. 12/P/01599 and 12/P/01600) for change of use from offices to a single dwelling house, removal of a section of hard surfaced car park to provide an enlarged garden and re-instatement of previously blocked up windows to the basement.

The accommodation extends to approximately 3,700 sq. ft. and is arranged over two main floors with a large basement and two attic rooms. A number of original features remain, including a fine principal staircase, window shutters, an old range stove and wine bins.

This attractive and impressive period property provides an exciting opportunity for conversion to a most interesting and spacious family home in a highly convenient location.

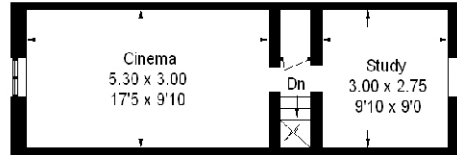
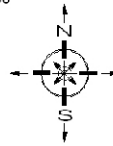
### **Directions**

From the one-way system in the town centre, take the A3100 Godalming road. Proceed to the brow of the hill Lintott House will then be found on the left, immediately before the Guildford United Reform Church. (Post code: GU2 4BS)

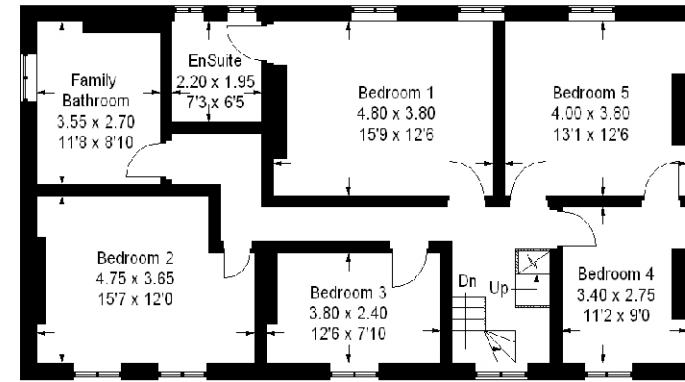
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Layout of accommodation as granted with planning consent 12/P/01599 and 01600

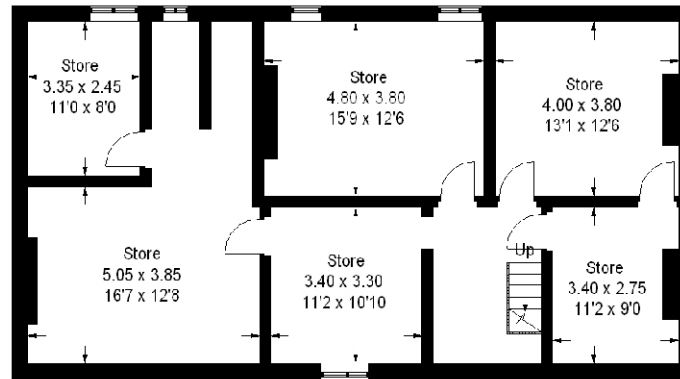
Approximate Gross Internal Area = 345 sq m / 3714 sq ft



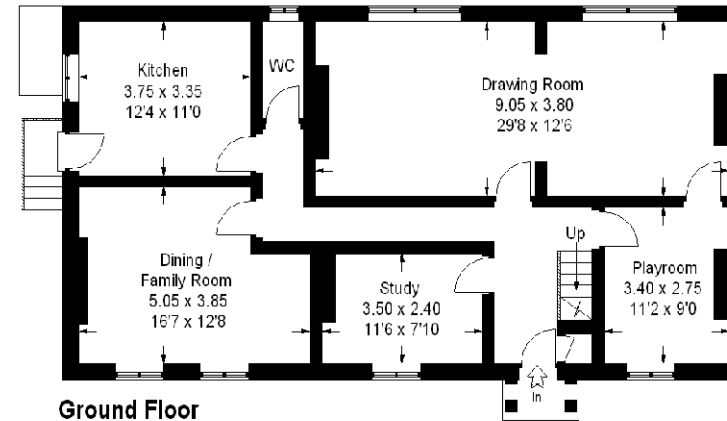
Second Floor



First Floor

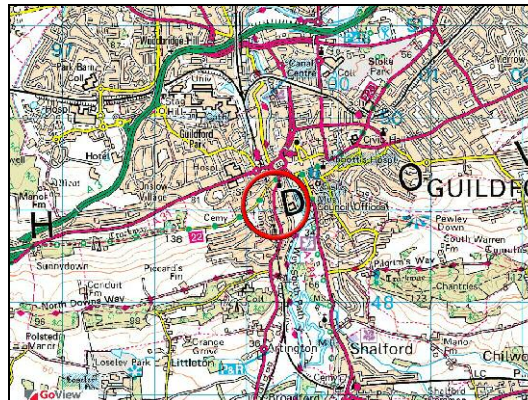
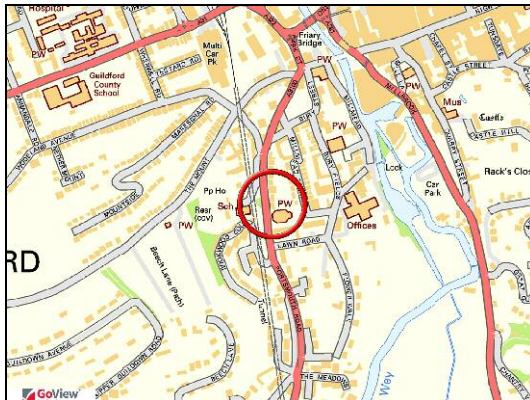


Basement Floor Plan



Ground Floor

Illustration For Identification Purposes Only. Not To Scale. Measurements are approximate.  
Ref 105741



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