



MAYFIELD

2 Lower Edgeborough Road, Guildford, Surrey, GU1 2DT

HILL CLEMENTS

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In a highly convenient location, close to Tormead, Lanesborough and the Guildford High School and within a short walk of the High Street and all its amenities – a beautifully presented Victorian family house with over 5,000 sq ft of elegant accommodation including six bedrooms, five bathrooms and four reception rooms, set within a sunny 0.47 acre garden with swimming pool

6 BEDROOMS: 5 BATHROOMS (3 EN SUITE): RECEPTION HALL: CLOAKROOM: DRAWING ROOM: DINING ROOM: CONSERVATORY: SITTING ROOM/SNUG: KITCHEN/BREAKFAST/FAMILY ROOM: OPEN PLAN GAMES ROOM: UTILITY ROOM: BOOT ROOM: DOUBLE GARAGE: CELLAR: GAS CENTRAL HEATING: DELIGHTFUL SOUTH WESTERLY LEVEL GARDEN WITH HEATED SWIMMING POOL

High Street – 0.5 mile. Main line station (Waterloo 38 mins) – 1 mile. London Road station (Waterloo 50 mins) – 0.25 mile

PRICE GUIDE: £2,650,000 FREEHOLD

Situation Lower Edgeborough Road is very conveniently situated within a conservation area, in the heart of Guildford and within walking distance of all of the town's excellent amenities. The upper High Street is within 0.5 mile and the historic cobbled High Street is slightly further and therefore all the numerous restaurants and bars are within a short walk. London Road station is only a short walk away and the main line station is about a mile providing a fast service to Waterloo in 38 minutes. Many of the town's most sought after schools are very close by, including Guildford High School, Tormead, Lanesborough and The Royal Grammar School.

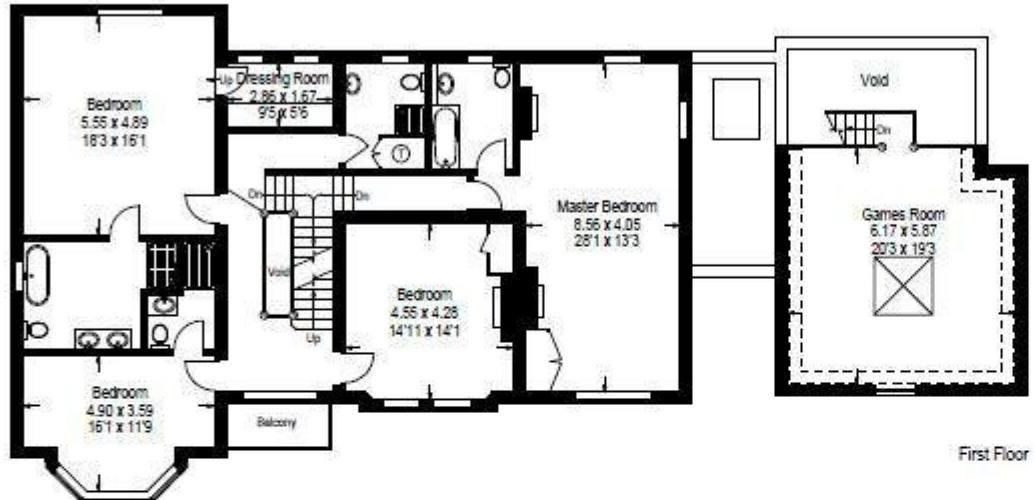
Description Mayfield is a most attractive Victorian family house with charming and elegant accommodation which is beautifully presented throughout. There are many features of the period evident including high ceilings, wide bays with sash windows, all which have been renovated and enhanced. There is a large reception hall with cloakroom and two formal reception rooms with a conservatory. The sitting room/snug has a door to the stunning kitchen/breakfast/family room where stairs lead to an open plan games room.

There is also a boot room, utility room and a cellar. On the first floor there are four fine bedrooms and four bathrooms, whilst there are two further bedrooms and a bathroom on the second floor.

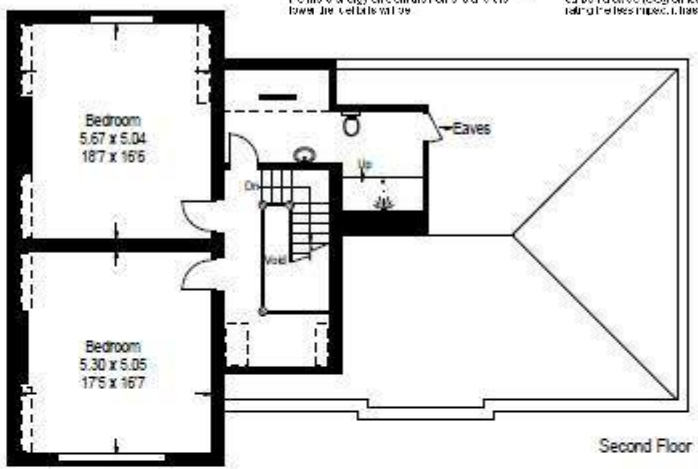
Outside Mayfield has a walled frontage with two entrances and parking for several cars with access to the garage. The rear garden is a delightful feature of the house and has a delightful sunny aspect. There is a large terrace area adjoining the house, ideal for entertaining and a heated swimming pool. Beyond this there are areas of lawn surrounded by mature shrubs and trees. In all approximately 0.47 acres.

Directions From the mini roundabout at the top of Guildford High Street take the London Road, past G Live and proceed over the traffic lights. Take the first turning on the right into Clandon Road and then first right into Lower Edgeborough Road, where Mayfield is the first house on the right.

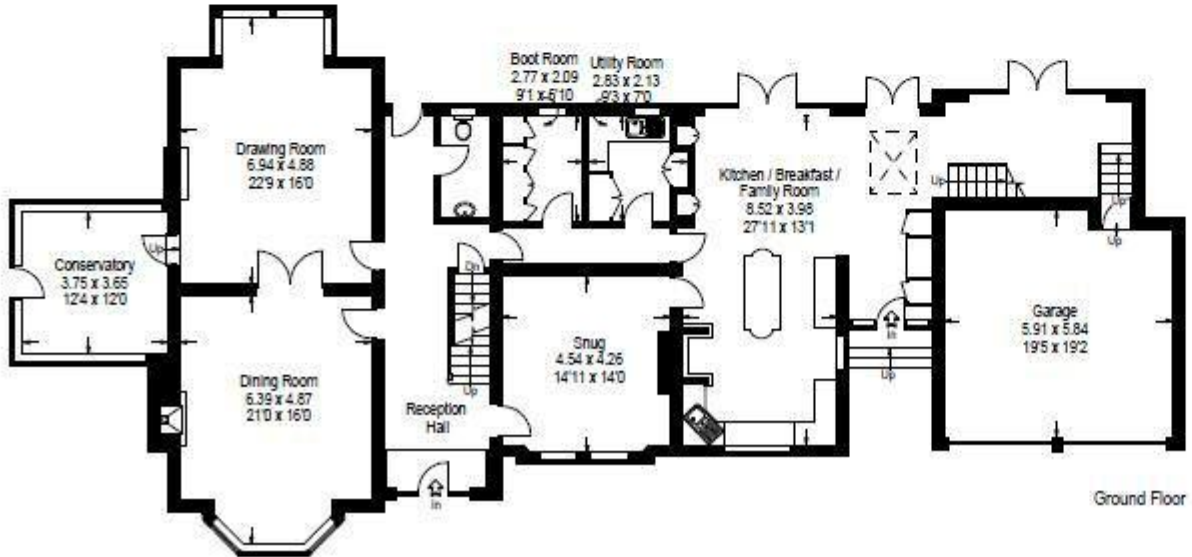
Gross internal area (approx) :-
 523 sq m / 5630 sq ft (Including Garage / Excluding Voids)
 Basement - 46 sq m / 495 sq ft
 Outbuilding - 6 sq m / 64 sq ft
 Total - 575 sq m / 6189 sq ft
 For identification only. Not to scale.
 © Floorplanz Ltd



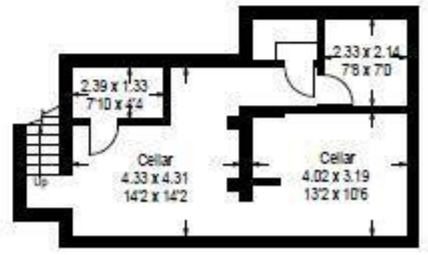
First Floor



Second Floor



Ground Floor



Basement

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
102-112	102-112	102-112	102-112
113-121	113-121	113-121	113-121
122-130	122-130	122-130	122-130
131-139	131-139	131-139	131-139
140-148	140-148	140-148	140-148
149-157	149-157	149-157	149-157
158-166	158-166	158-166	158-166
167-175	167-175	167-175	167-175
176-184	176-184	176-184	176-184
185-193	185-193	185-193	185-193
194-202	194-202	194-202	194-202
203-211	203-211	203-211	203-211
212-220	212-220	212-220	212-220

England & Wales
 The energy efficiency rating is a measure of the overall energy efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the utility bills will be.
 The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact it has on the environment.

