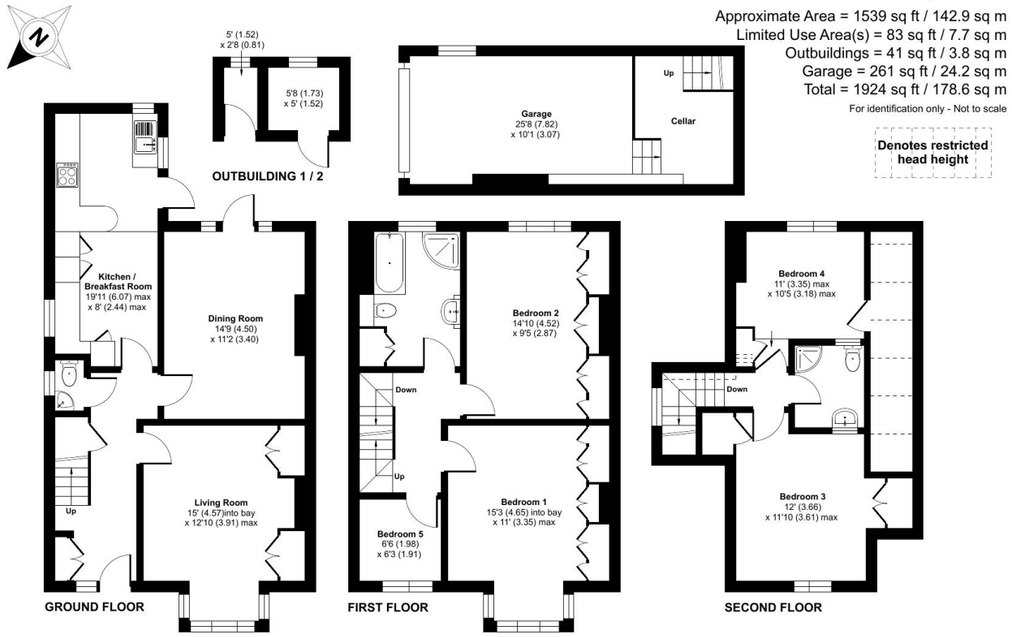
Floorplan

Mareschal Road, Guildford, Surrey, GU2

Approximate Area = 1539 sq ft / 142.9 sq m
Limited Use Area(s) = 83 sq ft / 7.7 sq m
Outbuildings = 41 sq ft / 3.8 sq m
Garage = 261 sq ft / 24.2 sq m
Total = 1924 sq ft / 178.6 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Seymours Estate Agents. REF: 1179257







Seymours











17 Mareschal Road
Guildford, Surrey, GU2 4JF

£1,100,000 Guide Price

Guildford - Prestige office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

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Property details

- 5 bedrooms
- 2 baths
- EPC Rating E
- 1924 sq. ft
- Guildford 0.24 miles
- Five bedrooms
- Detached
- Period property
- Accommodation arranged over three floors
- Garden
- Garage
- Set in the heart of Guildford
- Sought-after schools nearby
- Excellent transport links

This exceptionally presented period home, arranged over three floors, blends traditional charm with modern convenience. The entrance hall offers a warm and welcoming reception to the house, leading to two distinct living areas. The front reception room features a bay window with views and a beautiful fireplace with electric stove, while the rear dining room opens directly onto the garden. The spacious kitchen-diner, located at the back of the property, is in excellent condition and also opens onto the garden. A convenient WC is located on this floor.

The bedrooms are spread over two upper storeys. The first floor comprises two large double bedrooms with fitted storage, a study or fifth bedroom, and a generous family bathroom with both a bath and a separate shower, plus airing cupboard. On the top floor, two further bedrooms share a shower room. These upper floors offer stunning views, either across Guildford and beyond or overlooking the picturesque garden below.

The property is accessed via elegant York stone steps and benefits from side access. The rear garden, enjoying a sunny southerly aspect, includes a patio area, raised borders, and steps leading to a spacious lawn and sun deck. There are outbuildings situated at the patio level, perfect for storage or further use. There is access to a garage at road level, with electronic door providing convenience for parking and storage.

Set in the heart of Guildford, surrounded by the Surrey Hills Area of Outstanding Natural Beauty, this home provides the best of both town and country living, with The Mount at the top of the road offering beautiful walking routes and views towards Guildford Cathedral, the town centre, and even as far as London. Guildford itself offers a vibrant lifestyle with its extensive shopping, dining, entertainment, and sporting facilities, all framed by historic buildings. The medieval Guildford Castle, with its landscaped gardens and views from the tower, looks across the valley toward the property. The town hosts bustling Friday and Saturday markets, along with a farmer's market on the first Tuesday of each month.

Guildford is renowned for its excellent schools, including St Nicholas Infant School, Guildford County School, St Catherine's, The Royal Grammar School, Tormead, Guildford High School, and Charterhouse.

Guildford High Street is just 0.3 miles away, with Guildford mainline station only 0.2 miles, offering a direct link to London Waterloo in just 36 minutes. The A3 is easily accessible both northbound (1.3 miles) and southbound (1.1 miles), while the M25 (Wisley Junction 10) is just 10.6 miles away. London Heathrow is 23.6 miles from the property, and London Gatwick is 35.5 miles.

Transport Links

Guildford 0.24 miles

London Road (Guildford) 0.82 miles

Council tax band: Tax band G
Local authority: Guildford Borough Council
Tenure: Freehold



Stunning views across Guildford





Sought-after schools nearby and excellent transport links

