

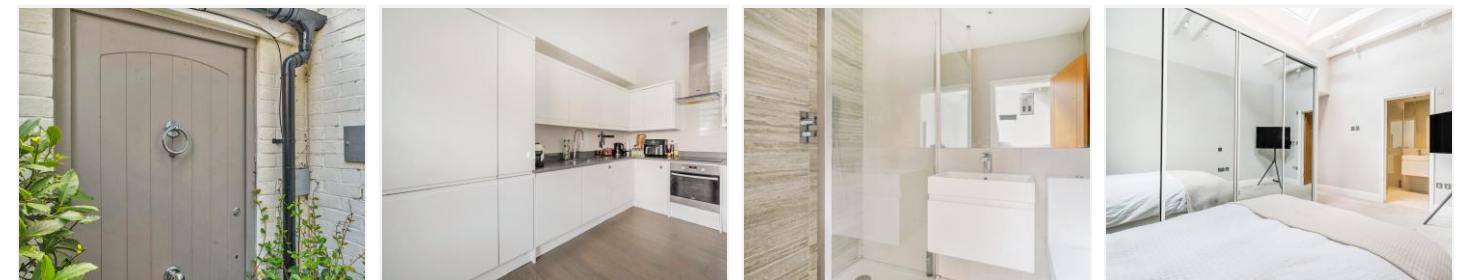
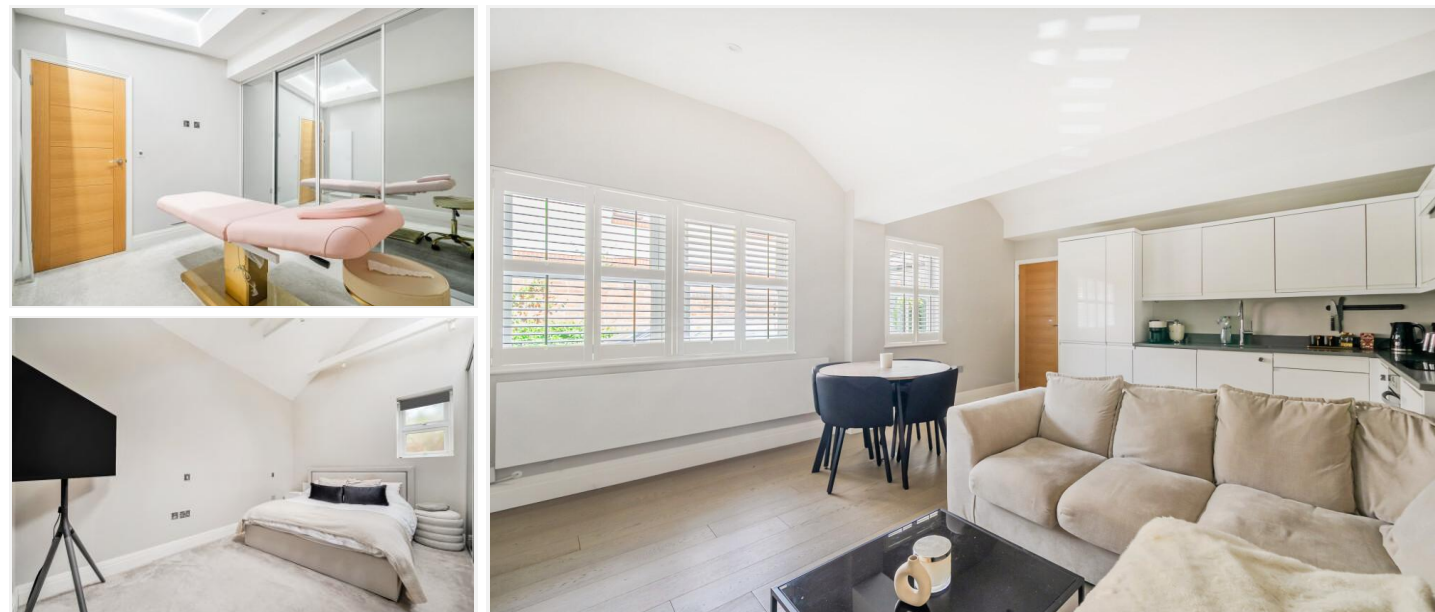
Floorplan



GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
707 SQ FT / 65.7 SQ M

This plan has been drawn for illustrative and identification purposes only.



2 The Old Coach House, Wharf Road
Guildford, Surrey, GU1 4RP

£475,000 Guide Price

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

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 2 baths
- EPC Rating F
- 707 sq. ft
- Guildford 0.3 miles
- No onward chain
- Converted Coach House
- Private secure gated mews development
- Moments from Guildford town centre
- Stylish interiors
- Vaulted ceilings
- Excellent transport links
- Wide range of amenities nearby

No onward chain. A beautifully presented two bedroom, two bathroom coach house tucked away within an exclusive gated mews in the heart of Guildford town centre. Finished to a high standard throughout, this unique home benefits from allocated parking and offers stylish, contemporary accommodation within walking distance of the High Street and mainline railway station.

The property is entered via an entrance hall leading through to an impressive open-plan reception room and kitchen. This bright, dual-aspect living space offers ample room for both seating and dining, creating an ideal setting for everyday living and entertaining. The contemporary kitchen is fitted with a comprehensive range of sleek wall and base units, complemented by quality work surfaces and integrated appliances.

There are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom is particularly spacious and features a high ceiling with rooflights, creating a bright and airy atmosphere, together with a stylish en-suite shower room. The second bedroom is also a generous double, enhanced by a large skylight that fills the room with natural light, and is served by a separate contemporary bathroom fitted with a bath, wash hand basin and WC.

Outside, the property occupies a secluded position within a gated courtyard setting and benefits from allocated parking directly in front of the property.

The Old Coach House enjoys an enviable position in the centre of Guildford, just moments from the High Street with its excellent selection of shops, restaurants, cafés and leisure facilities. Guildford's mainline railway station is within easy walking distance, providing regular services to London Waterloo in approximately 35–40 minutes, while the nearby A3 offers convenient road links to London, the M25 and the south coast. The River Wey, Guildford Castle grounds and the Surrey Hills National Landscape are all close by, offering a wealth of opportunities for walking, cycling and outdoor recreation.

Transport Links

Guildford 0.3 miles

London Road (Guildford) 0.5 miles

Council tax band: Tax band D

Local authority: Guildford Borough Council

Tenure: Freehold

Viewings by appointment only
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Beautifully-presented



Offered the market with the benefit of no onward chain

