



Seymours



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1337057)
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Rose Cottage, Broadstreet Common
Wood Street Village, Guildford, Surrey, GU3 3BN
£1,100,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 2 baths
- EPC Rating D
- 2329 sq. ft
- Guildford 1.9 miles
- Substantial detached
- Off-street parking
- Double garage with office above
- Built circa 1930
- Modern kitchen
- Highly-regarded schools nearby
- Generous plot
- Excellent transport links

Built circa 1930, Rose Cottage is a detached four bedroom home offering spacious and versatile accommodation, an established garden and a detached double garage with a converted loft room used as an office. A generous driveway provides ample off-street parking, while the impressive kitchen and dining room opens directly onto the garden.

The sitting room has a stove set within a characterful fireplace and doors onto the rear terrace. A separate family room provides further living space, and there is also a ground-floor office.

At the heart of the house is the kitchen and dining room, with blue cabinetry, a central island and an exposed brick feature wall. Rooflights bring natural light into the room, while bifold doors connect the dining area to the garden. A separate utility room and ground-floor cloakroom complete the accommodation on this level.

Upstairs are four bedrooms, served by a family bathroom and two shower rooms. This arrangement gives the house flexibility for family life and guests, with the additional office above the garage providing a useful space away from the main house.

The rear garden is a particular highlight, with a broad lawn, mature trees and established planting creating an attractive setting. A paved terrace offers space for outdoor dining beneath a timber pergola, and there is also a greenhouse and plenty of room for gardening.

Rose Cottage is situated in Broadstreet Common, on the edge of Wood Street Village. The village has a traditional green and pond, a local shop, The White Hart pub and Wood Street Infant School and Nursery. Broadstreet, Backside and Rydes Commons offer woodland and grassland walks close by.

Guildford town centre is approximately four miles away, with its shops, restaurants, theatres and leisure facilities. Guildford mainline station provides services to London Waterloo, while local bus services connect Wood Street Village with the town. The A3 is also within easy reach for travel towards London and the south coast.

Transport Links

Guildford 1.9 miles
Wanborough 2.2 miles

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

Viewings by appointment only
[01483 576833](tel:01483576833) / sales@seymours-guildford.co.uk



The property sits centrally within a mature plot and the beautifully landscaped gardens wrap around the property entirely.



Desirable location

