

An attractive, semi-detached home just moments from Guildford's High Street and Pewley Meadows

With red-brick and white rendered elevations, Number 99 Cline Road offers character and charm with modern interior styling ideally-suited to 21st century lifestyles. A good-sized rear garden provides an outdoor sanctuary away from the bustle of the town centre, whilst green open spaces are also on the doorstep for recreation.



1 RECEPTION ROOM



3 BEDROOMS



1 BATHROOM



ON ROAD PARKING



GARDEN



FREEHOLD



TOWN



894 SQ FT



GUIDE PRICE £595,000



Light and airy accommodation is on offer in this wellpresented home, with fresh, neutral décor creating a calm and an uncomplicated living environment. The wood floor covering on the ground floor offers a sense of cohesion across reception areas and provides modern practicality. A spacious sitting room is centred around a feature fireplace with log burning stove, and alcoves to either side of the chimney breast provide display shelving and cupboard storage. An aperture gives access through to the generously-proportioned kitchen/dining room creating a convivial lower level perfect for hosting family and friends. Fitted with modern wall and base level cabinetry, the kitchen has stone work surfaces with ample space alongside for a dining zone and an external, half-glazed door offering an easy transition to the rear garden. A tucked away utility provides useful ancillary space for hiding away domestic appliances and is adjoined by a cloakroom facility.

A convenient downstairs WC, perfect for guest and everday use.

A stairway rises to the first floor accommodation which comprises three bedrooms, a family bathroom with underfloor heating, shower over the tub and across the landing a separate cloakroom.





Outside

Brick walls front the pedestrian walkway and the side boundary beside the access passage to the rear of the home. There is a paved path leading to the sheltered entrance portal and the front garden features an area of lawn, evergreen hedging to the neighbouring property and shrubs in a bed creating visual appeal at the frontage. A paved terrace adjoins the back of the house offering a patio for garden furniture and for al fresco dining. A grassed zone has hedging to each side and extends to a raised seating setting which has steps formed from timber sleeper steps. This alternative outdoor spot provides a secondary area for relaxing in the garden and benefits from a southerly aspect.

Location

Cline Road is conveniently situated within easy reach of the historic town centre of Guildford with its extensive range of retail, recreational and cultural amenities. There are numerous cafés, bars and restaurants providing venues for socialising, as well as entertainment at the Yvonne Arnaud Theatre, Electric and G Live. For sports enthusiasts, facilities are available at the Surrey Sports Park and The Spectrum Sports Centre and golfers have access to courses at Clandon Regis, Sutton Green and Hurtmore Golf Clubs. For the walkers there is a public path that leads from the end of Cline Road to Pewley Down, Pilgrims Way, St Martha's Hill and beyond, making it easy to explore the surrounding area on foot.

Ideally located making it perfect for commuters with London Road train station 0.8 miles and Guildford train station 1.8 miles away, with the mainline station has direct trains to London, and road-user have easy access to the A3, linking with the M25, whilst for travel further afield, London Heathrow and Gatwick Airports are within reach. The Guildford area is renowned for its excellent range of state and independent schooling.



Distances

- · Guildford High Street 0.5 mile
- London Heathrow Airport 22.5 miles
- London Gatwick Airport 32 miles
- Central London 31 miles
- London Road Train Station 1.8 miles
- Guildford Train Station 0.8 miles

Nearby Stations

- London Road railway station
- Guildford railway station
- Shalford railway station

Key Locations

- Guildford Castle
- Pewley Down Nature Reserve
- Loseley Park (House & grounds)
- RHS Garden Wisley

Nearby Schools

- Holy Trinity CofE Junior
- · Pewley Down School
- Tormead School
- Guildford High School
- George Abbott
- St Catherine's School in Bramley







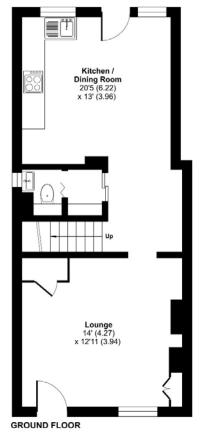


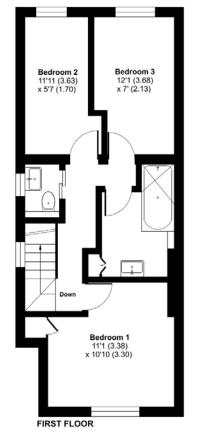
Cline Road, Guildford, GU1

Approximate Area = 894 sq ft / 83 sq m

For identification only - Not to scale









Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Mark Collins (Guildford) Limited. REF: 1180154

IMPORTANT NOTICE: Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it tenter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services they will receive a referral fee of 10% of the net income received by JAI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Photographs taken May 2024. Particulars prepared March 2025. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited



Floorplans

Main House internal area 894 sq ft (83 sq m) Total internal area 894 sq ft (83 sq m) For identification purposes only.

Directions

GU1 3ND

///What3words: hopes.rides.tribe - brings you to theriveway

General

Local Authority: Guildford Borough Council Tel: 01483 505050

Services: All maiins services

Mobile and Broadband checker: Information can be found here https://checker.ofcom.org.uk/en-gb/

Council Tax: Band D

EPC Rating: D

Guildford

215-217 High Street, Guildford, GU1 3BJ

01483 306565

guildford@struttandparker.com struttandparker.com









