



4, The Grange, 15 Guildown Road, Guildford
Surrey

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& PARKER**

BNP PARIBAS GROUP 

4, The Grange 15 Guildown Road, Guildford, Surrey GU2 4EW

A beautifully presented three-bedroom apartment in a fine Grade II Listed building

Guildford town centre 0.8 miles, Guildford mainline station 0.8 miles (36 minutes to London Waterloo), A3 2.0 miles, Central London 32 miles

Drawing room | Kitchen | Utility | 2 Bedrooms
Bedroom 3/office | Family bathroom | Shower room | Balcony | Garage | EPC rating E

The property

4 The Grange is a splendid three-bedroom apartment in a handsome Grade II listed building which dates from the early 20th century. The apartment is located on the top floor of the building, and offers well-proportioned, flexible accommodation.

The 22ft drawing room has space for a seating area and a dining table, and doors opening onto the private balcony while there is also a well-equipped kitchen with modern units in white, as well as integrated appliances. There are two large main bedrooms, both of which have eaves storage, while the third bedroom is currently being used as a home office. The apartment also benefits from a family bathroom with a shower unit, plus a further useful shower room

Outside

The apartment has its own private balcony overlooking the south-facing garden and welcoming plenty of sunlight throughout the day. At the front of the building there is a gravel driveway with parking for residents and guests,

while the apartment has its own garage for further parking or storage space.

Location

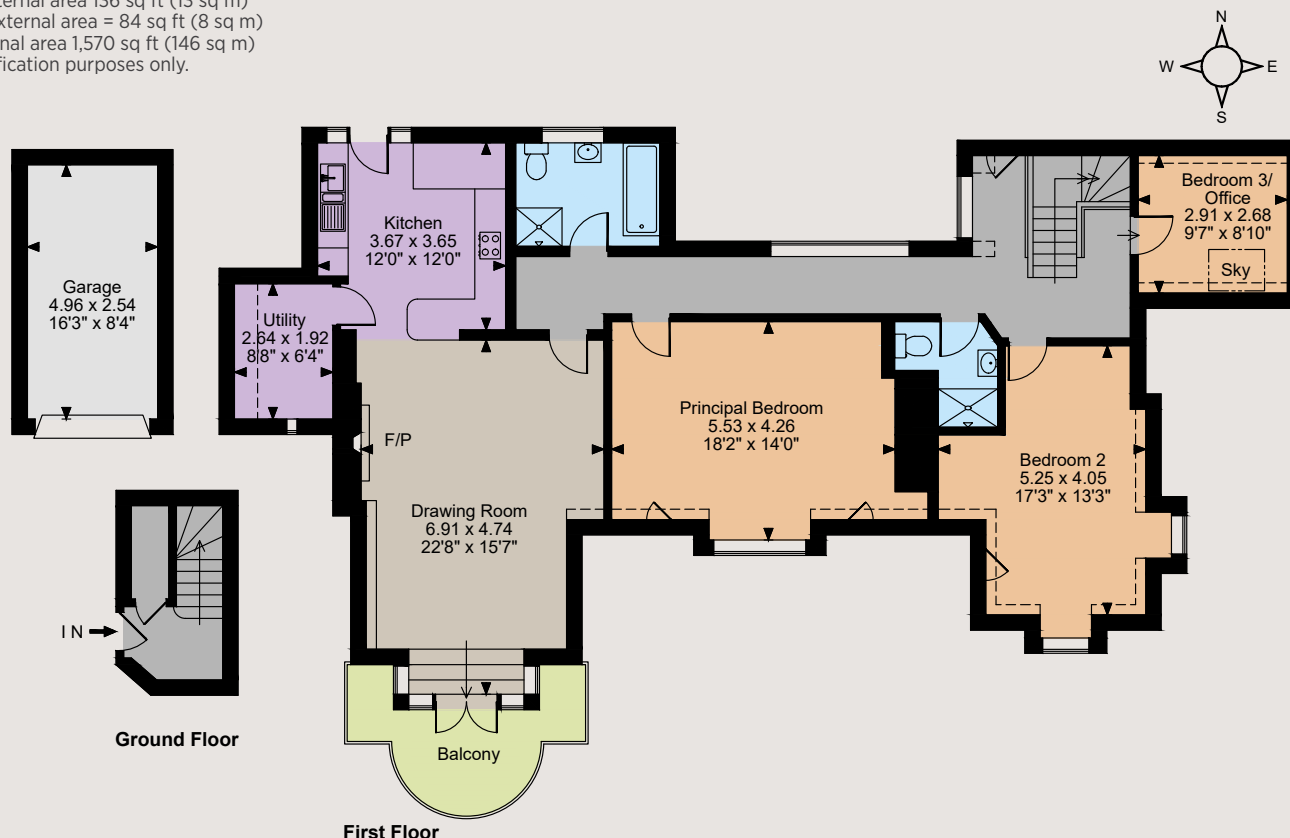
The property is located less than a mile from the historic town centre of Guildford and mainline station. An extensive range of recreational and cultural amenities are on offer in the town and include the Odeon cinema complex, Yvonne Arnaud, Electric and G Live Theatres. Guildford provides an extensive range of shops, coffee shops and restaurants, from high street stores to bespoke retailers. The surrounding Surrey Hills (an Area of Outstanding Natural Beauty), is ideal for walking, cycling and riding. The Guildford area is renowned for its excellent range of both state and independent schools and include Burpham Primary School, Royal Grammar School, Guildford High School, Tormead School and Lanesborough School. The property has excellent transport links, with easy access to rail services into central London and the A3, A25 and M25 providing links across the south-east and the national motorway network; and to the major international airports at Gatwick and Heathrow.





Floorplans

The Grange, Guildown Road, Guildford N
Main House internal area 1,434 sq ft (133 sq m)
Garage internal area 136 sq ft (13 sq m)
Balcony external area = 84 sq ft (8 sq m)
Total internal area 1,570 sq ft (146 sq m)
For identification purposes only.



Ground Floor

First Floor

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

From Guildford town centre, take the A3100/ Portsmouth Road and after 0.5 miles, turn right onto Guildown Road. You will find the property on the left after 0.2 miles.

General

Local Authority: Guildford Borough Council

Tel: 01483 505050

Services: Mains water, gas, electricity and drainage.

Council Tax: The property is in Tax Band D

Lease: The lease is for 999 years from 2004

Service charge: £150,00 per month (2023)

Tenure: Leasehold (share of Freehold)

Guide Price: £750,000

Guildford

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