

Bourne



The Valley , St Catherines , Portsmouth Road, Guildford

£700,000

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This stunning Grade II listed three bedroom house was built in the early 1880's and is situated at the end of a picturesque terrace of charming early Arts and Crafts style homes, believed to be the design of the renowned Norman Shaw, and features stunning gardens with outhouse, shed and summer house and is within a mile of the town centre and mainline station.

The substantial oak front door opens into the hall with quarry tiled flooring, window to the side and oak door to the drawing room. The drawing room features an impressive leaded light bay window to the front and feature fireplace with cast iron wood burner with cupboards to either side. A door leads through to the large dining room with quarry tiled flooring, leaded light window to the rear, feature fireplace, large understair cupboard and impressive oak door to the gardens. A door to the side leads into the kitchen with windows to side and rear and work surface with cupboards below, Potterton boiler and space for appliances.

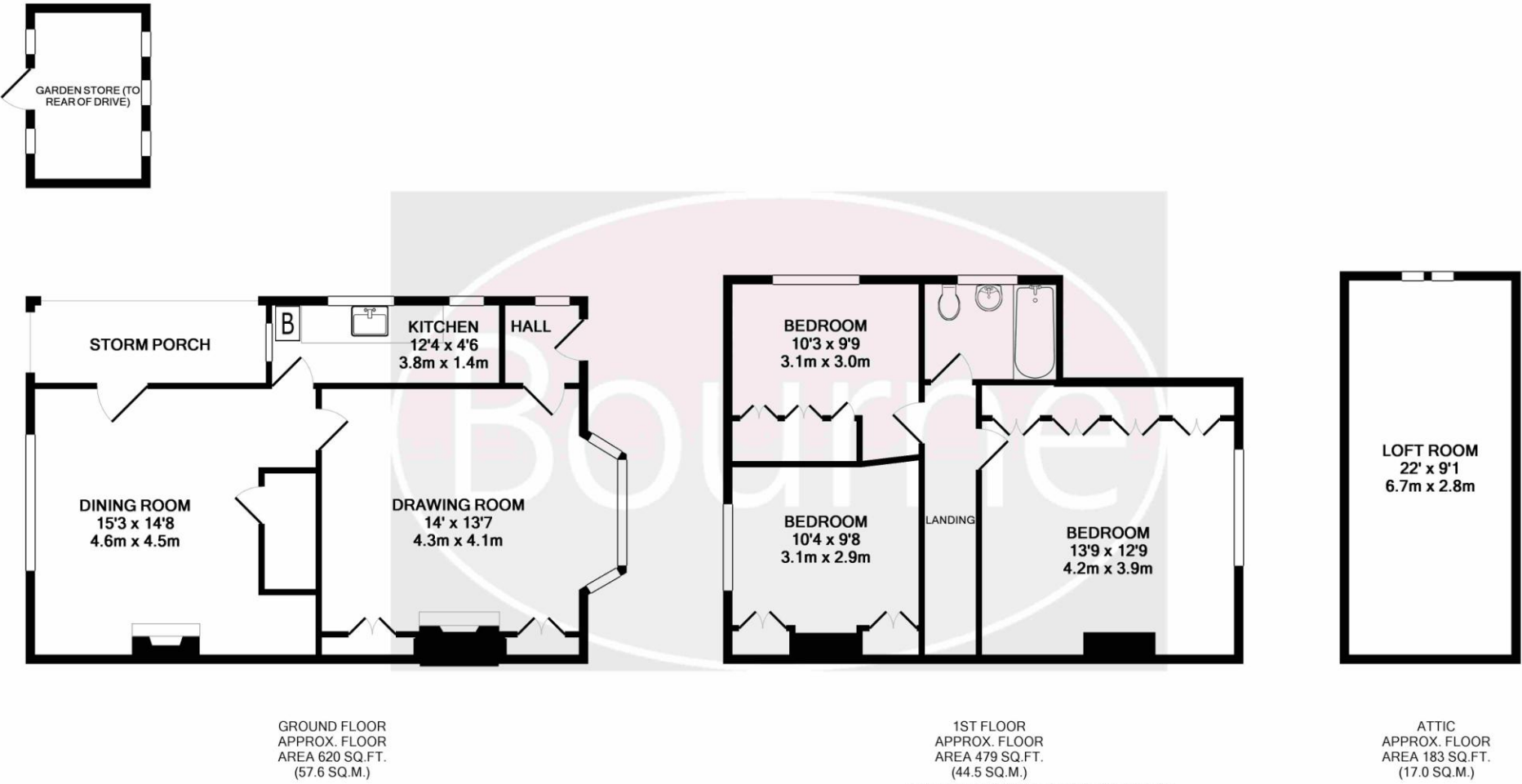
Stairs from the dining room lead to the landing with access above via pull-down ladder to an extensive boarded loft with windows to the gable and lights which could be converted into further accommodation if required, subject to usual consents. On this floor is the master bedroom with large window overlooking the front garden and a wall of fitted wardrobes, There are two further double bedrooms, both with fitted wardrobes, and a family bathroom on this floor.

The gardens are a real feature of this property encircling the house on three sides and comprising a level lawn with ornamental pond with water feature, substantial shrub and flower bed borders and a delightful chalet-style summer house to the corner with power & light. To the other corner is a greenhouse and steps leading up to an extensive covered porch leading to the back door with a terrace beyond with gardener's wc to one corner. A gate to the side leads through to a walled and gated area of hardstanding leading to a substantial brick-built garden store and timber shed.

- Character House
- Three Double Bedrooms
- Two Reception Rooms
- Kitchen & Bathroom
- Large Loft
- Stunning Gardens & Grounds
- Store, Shed & Summer House
- Idyllic Setting
- Within a Mile of Town Centre



Floor Plan



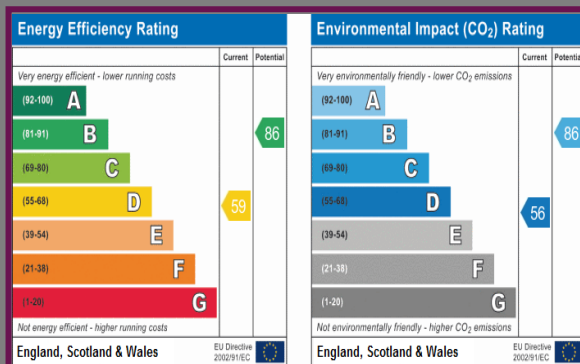
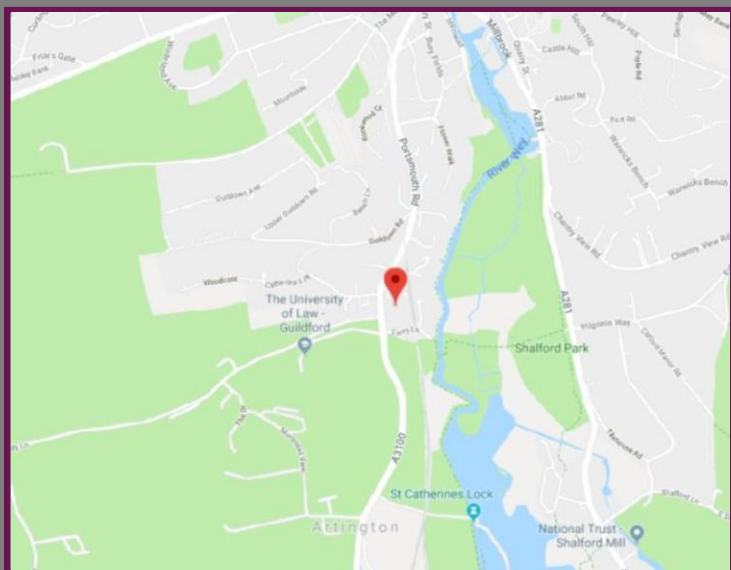
FOR ILLUSTRATIVE PURPOSES ONLY
TOTAL APPROX. FLOOR AREA 1282 SQ.FT. (119.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Location

The Valley is in the sought after St Catherine's Conservation area, about 100 yards from St Catherine's Hill off the Portsmouth Road and with nearby access to the River Wey towpath providing a delightful level riverside walk back to Guildford town centre and the mainline station which are about a mile away with fast trains taking about 35 minutes to London Waterloo.



We aim to make our particulars both accurate and reliable but they are not guaranteed, nor do they form part of an offer or contract.

If you require clarification of any points then please contact us especially if you are travelling some distance to view.

Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



A refreshing choice...

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