



A private two bedroom house in a gated courtyard

The Old Coach House, Wharf Road, Guildford, Surrey, GU1

£2,250 pcm plus fees apply, Furnished, Unfurnished
Available from 17.04.2020



Video available on request • No onward chain • Secure gated parking • Situated in a no-through road • Open plan living arrangement • En-suite to master bedroom

Local Information

Close to both of Guildford's stations, with a frequent service to London Waterloo, with journey times from about 35 minutes, from the mainline station. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network.

Guildford High Street is known for its pretty traditional feel with views towards the surrounding hills. There are a number of independent shops and restaurants with a large House of Fraser and Marks and Spencer department store.

About this property

**** VIDEO TOUR AVAILABLE UPON REQUEST ****

Situated in a prime, secluded location, The Old Coach House is an exclusive and totally unique two bedroom mews house set in a courtyard conversion. Located at the end of a long drive and set behind a substantial electronic gate, the property has been finished to an extremely high standard throughout. Sympathetically converted with style in mind, the property enjoys a wonderful sense of light and space, with a fantastic open plan kitchen/reception room measuring at 21'1 x 12'9 which includes white lacquer kitchen units. The

ground floor also consists of a charming bathroom. The first floor is made up of two bedrooms, the principal benefitting from a tastefully fitted en-suite shower room. Externally, the property has secure parking within the walled cobbled courtyard.

Furnishing

Furnished, Unfurnished

Local Authority

Guildford Borough Council
Council Tax Band = D

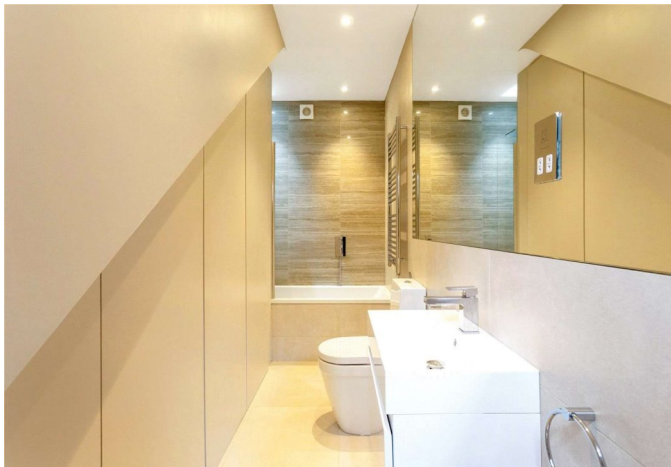
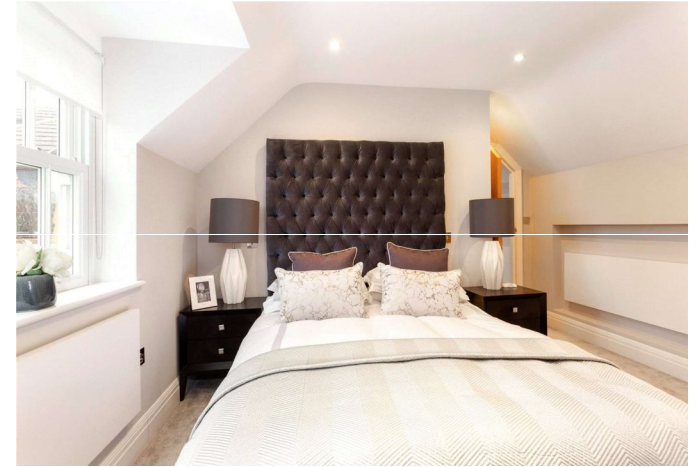
Energy Performance

EPC Rating = D

Viewing

All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office.
Telephone: +44 (0) 1483 796 830.

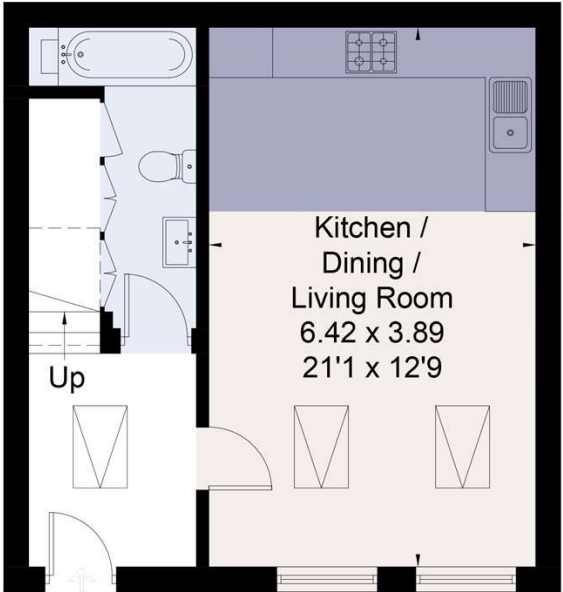




The Old Coach House, Wharf Road, Guildford, Surrey, GU1
Gross Internal Area 0 sq ft, m²
Outbuildings FILL IN
Cellar FILL IN
Garage FILL IN
Total FILL IN


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Guildford Lettings
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Approximate Area = 67.4 sq m / 725 sq ft
Including Limited Use Area (1.2 sq m / 13 sq ft)
For identification only. Not to scale.
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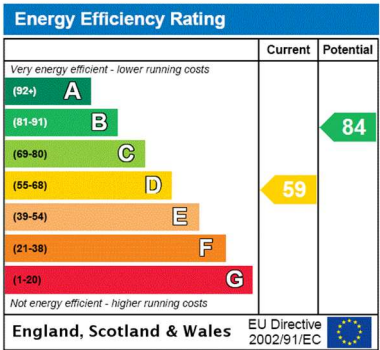
Ground Floor



 = Reduced head height below 1.5m

First Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 249940



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*There are different rules and fees for different tenancy types. For details of our fees and charges please go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide.
Hard copy available on request. . 20200709CHDV

