



A delightful character house on a highly desirable road

**The White Cottage, 19A Harvey Road, Guildford, Surrey, GU1 3SE**

Freehold



Superb central location 500 yards from High Street •  
Kitchen with adjoining dining room • 2 further reception  
rooms • 3 bedrooms • 2 bathrooms (1 en suite) •  
Basement • Private rear garden • Driveway and garage

#### Local information

Guildford is a charming city with its traditional High Street, an enviable selection of shops and a variety of entertainments, including restaurants, bars, theatres, a cinema and the Spectrum leisure centre.

Guildford is ideally located for commuters, lying between London and the south coast, both can be accessed via the A3, which also provides excellent access to Gatwick and Heathrow airports via the M25. Guildford mainline station has fast and frequent trains to London Waterloo from 35 minutes and services from the nearby London Road station with journey times from 48 minutes.

There are a number of state and independent schools in the area including Guildford High School, George Abbot, Holy Trinity, The Royal Grammar School, Lanesborough and Tormead.

The surrounding countryside includes the Surrey Hills, a designated Area of Outstanding Natural Beauty, providing miles of spectacular open countryside for walking, riding and cycling.

#### About this property

The White Cottage is a charming double fronted detached home, understood to have been built in 1870 and situated in a sought-after central town location only 500 yards from the High Street.

The light hallway leads to three well balanced reception rooms comprising a sitting room with

feature fireplace, a versatile family room and a dining room. The kitchen has been fitted with traditional style cabinetry with a central island/breakfast bar, a Range cooker and French doors open on to the paved terrace and garden beyond. A utility room completes the ground floor accommodation.

A full height basement with electricity and heating offers the opportunity (subject to relevant planning permissions) for conversion to a fourth reception room/bedroom.

To the first floor are three bright double bedrooms, one with en suite, and a newly fitted luxury shower room.

The beautiful gardens are a particular feature and have been well maintained by the current owners and offer a great deal of privacy. There is large area of lawn split over two tiers, mature beds planted with an array of flowers and shrubs as well as a number of specimen trees.

The White Cottage benefits from a driveway and a single garage.

#### Tenure

Freehold

#### Local Authority

Guildford Borough Council

#### Viewing

Strictly by appointment with Savills





**The White Cottage, 19A Harvey Road, Guildford, Surrey, GU1 3SE**

**Gross internal area (approx)** 1592 sq ft

**Outbuildings** 203 sq ft

**Total** 1795 sq ft

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Approximate Floor Area = 148 sq m / 1592 sq ft  
 Garage = 19 sq m / 203 sq ft  
 Total = 167 sq m / 1795 sq ft



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	58	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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