



Situated on one of Guildford's most popular roads

16 Gateways, Guildford, Surrey, GU1 2LF

Freehold

savills

Positioned on a well-regarded no-through road • Kitchen/breakfast room • Two reception rooms • Six bedrooms (one en suite) • Family bathroom • Mature rear garden • Summer house • Integral garage

Local information

The house benefits from its proximity to an excellent selection of local amenities and communications. Guildford offers a very good range of High Street shopping, restaurants, banking and the usual town centre services, including two theatres, multiplex cinema and the G-Live entertainment venue.

The mainline station provides a fast and frequent service between Portsmouth and London, with journey times to Waterloo from around 36 minutes. In addition, London Road station offers a service to London in about one hour.

Road communications are also good, with the A3 providing a direct link to London and the south coast, as well as connecting with the M25 at J10 for the airports.

The area is particularly well served with a wide choice of schools, including Boxgrove and Holy Trinity Primaries, St Peter's, George Abbot, Lanesborough, Tormead, Royal Grammar School and Guildford High.

About this property

The property was built, we believe, in 1951 and represents a well balanced family home with spacious living accommodation throughout.

Upon entering, the bright hallway leads to two reception rooms comprising spacious triple aspect sitting room measuring over 23 ft, a particular feature is an open

fireplace with brick surround and French doors opening on to the garden. The dining room with bespoke shelving is a versatile space, perfect for entertaining with a study area to one end, ideal for home working. The kitchen/breakfast room is fitted with traditional style cabinetry, there is space for informal dining and access to the terrace and garden. The downstairs benefits from a cloakroom and a utility room with larder.

To the first floor, the principal bedroom has fitted wardrobes and an en suite shower room. There are five further bedrooms, one of which is currently presented as a study, and served by a family bathroom.

The gardens are delightful, well screened by mature trees and very private. There is a terrace perfect for dining Al fresco and enjoying the views. Steps lead down to a large area of lawn with several pleasant seating areas and a charming summer house dating from the mid 19th century.

To the front of the house is a driveway with parking area as well as a garage.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = C

Viewing

Strictly by appointment with Savills





16 Gateways, Guildford, Surrey, GU1 2LF

Gross internal area (approx) 2242 sq ft

Outbuildings 362 sq ft

Total 2604 sq ft

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Approximate Area = 208.3 sq m / 2242 sq ft

Garage = 33.6 sq m / 362 sq ft

Total = 241.9 sq m / 2604 sq ft

Including Limited Use Area (2.5 sq m / 27 sq ft)

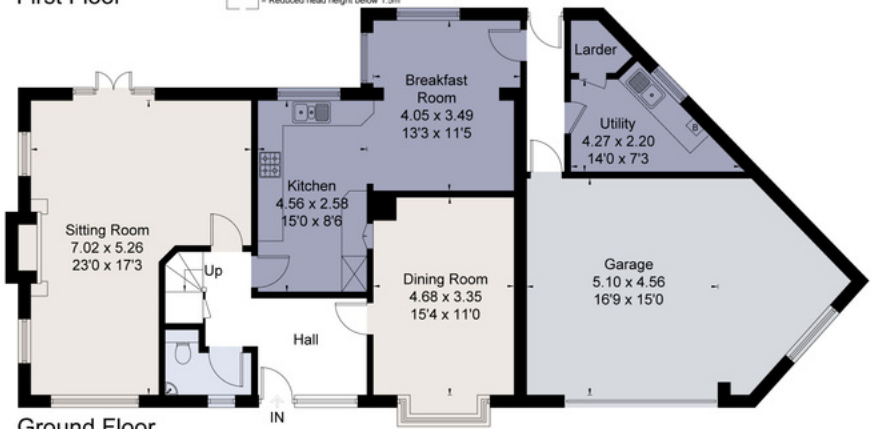
For identification only. Not to scale.

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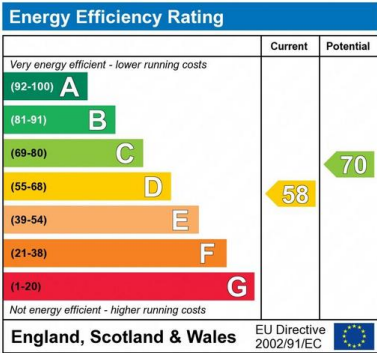
First Floor

□ = Reduced head height below 1.5m



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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