



Beautifully refurbished home in desirable location

**92 Broad Street, Wood Street Village, Guildford, Surrey, GU3 3BE**

Freehold





Open plan living area • Off street parking for 3 cars • Desirable village location • 3 double bedrooms • Potential to create 4th bedroom if required • Significant works carried out to a high standard throughout

#### Local information

Wood Street Village surrounds a pretty village green, which retains the only may pole in Surrey. This is utilised every year during the May Day Fete, and the green is also used for the "Jazz on the green" event. There are two pubs, an infant school and a church. The surrounding countryside offers miles of superb walking, riding and cycling opportunities in the local area.

#### About this property

92 Broad Street is an immaculately presented, and almost entirely rebuilt and refurbished semi detached home, in the sought after village of Wood Street. The property is presented over three floors, and has the potential to easily increase bedroom capacity from 3 to 4 bedrooms with a minimum of effort, if required.

The underfloor heated open plan living area downstairs comprises a living space and bespoke Italian kitchen from Inova, which leads beautifully out to the patio area which benefits from a covered bar and BBQ area. The kitchen has been beautifully crafted to provide impressive features, including integrated Miele fridge freezer with ice maker, Siemens appliances, boiling/cold filtered taps, wine cooler and in sink waste disposal. The ground floor further benefits from an elegant sitting room with log burner that can be closed off from the open plan space.

To the first floor are two comfortable double bedrooms, including the principal suite

which comprises the principal bedroom itself, dressing room, and a large walk in shower en suite featuring Villeroy & Boch double width bath and toilet. The first floor is also home to the utility area, which is cleverly designed to easily allow access to the dressing room, which could be used to create a fourth bedroom with a minimum of effort. The final room on the first floor is the family bathroom, again with Villeroy & Boch suite. The second floor comprises a large double bedroom, and a significant amount of storage in the eaves. From the top floor you have sweeping country views overlooking the garden, and Broad Street common beyond.

To the front of the property is off street parking for 3 cars, a bus stop offering a 10 minute journey to the centre of town, and is within close proximity of 3 pubs and beautiful country walks. It retains convenient side access, with a lock up bike store for two bikes and shed with light and power, leading through to the beautiful rear garden with plant beds along both sides. Most appreciated for the "home-worker" is the rapid internet speed via fibre optic cabling, and 5G internet connection from the top floor.

#### Tenure

Freehold

EPC rating = G

#### Viewing

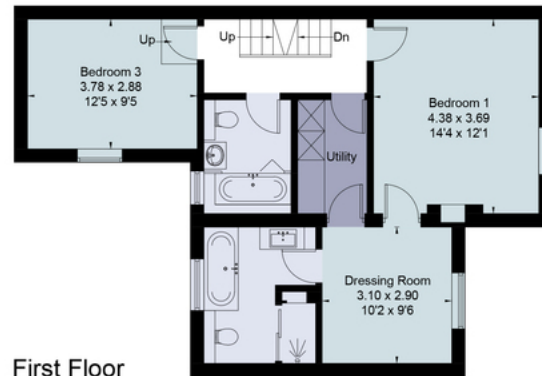
Strictly by appointment with Savills



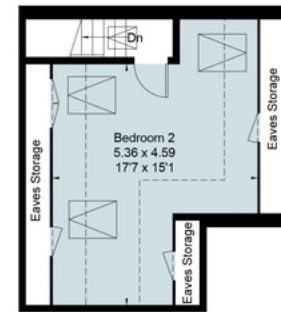




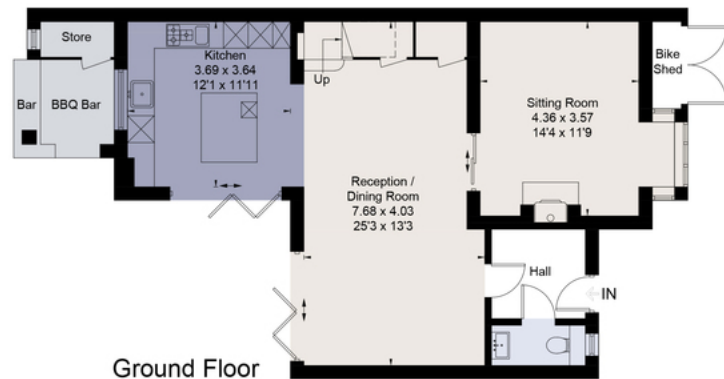
Approximate Area = 1714 sq ft / 159.2 sq m  
 (Excluding Eaves Storage)  
 Including Limited Use Area (134 sq ft / 12.5 sq m)  
 For identification only. Not to scale.  
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First Floor



Second Floor



Ground Floor

= Reduced head height below 1.5m

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		73	83
(55-68) <b>D</b>			
(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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