



Elegant newly refurbished three bedroom period home

16 Cardwells Keep, Guildford, Surrey, GU2 9PD

Freehold

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Fully refurbished to a high standard • Spacious and light sitting room measuring over 21 ft • Newly fitted kitchen • 3 bedrooms • Cloakroom and utility area • Fitted storage throughout • Rear garden • Garage

Local information

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 all within a short distance. The recently redeveloped Tungsate Quarter is in close proximity, and boasts the Ivy Brasserie and Gail's Bakery amongst its highlights. The area also features the historic Guildford Castle grounds and country walks are varied with Pewley Down and The Chantries close by.

Guildford mainline station is approximately 1.4 miles away and has a frequent service to London Waterloo, with journey times from around 35 minutes. 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.

There is an excellent selection of schools in the area, including Rydes Hill, The Royal Grammar School, Guildford High School and Tormead amongst many others. There is also the University of Surrey and Guildford Law College located in the town.

About this property

Formed from the beautiful old barrack buildings, 16 Cardwells Keep is an immaculately presented property that has been entirely refurbished to an exceptionally high standard within the last year.

The sitting room is an impressive space filled with natural light and enjoys wonderful proportions, ornate cornicing and ceiling rose, and large windows fitted with bespoke shutters.

To the rear is the stylish kitchen which is well appointed with traditional style cabinetry, butler sink, Range cooker and modern built-in appliances. The ground floor also benefits from a combined cloakroom and utility space.

First floor accommodation comprises of a principal bedroom generous in size with the benefit of a walk-in wardrobe with mezzanine storage area above. There are two further bedrooms and a family bathroom.

Outside, the garden has been recently fully planted and is low maintenance with a pleasant seating area and level lawn.

The property has a detached garage with with secure, electric door and parking bay in front.

The front of the house has attractive views across the well presented communal area.

The owners have undertaken a significant level of refurbishment, including the entire heating system and boiler, lighting and electrics, Karndean flooring and cosmetic upgrades. The property benefits from double height ceilings throughout, offering plentiful light and space in every room.





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Gross internal area (approx) 836 sq ft

Outbuildings 154 sq ft

Total 990 sq ft

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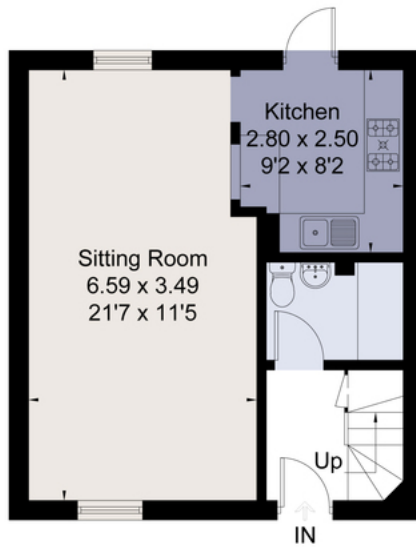
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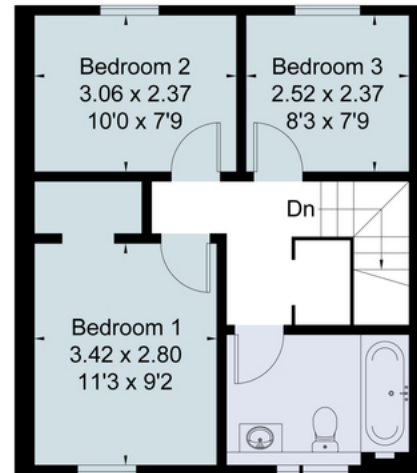
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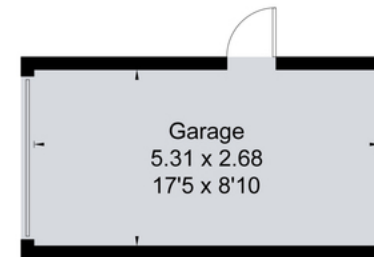
Approximate Area = 836 sq ft / 77.7 sq m
 Garage = 154 sq ft / 14.3 sq m
 Total = 990 sq ft / 92 sq m
 (Excluding Outbuilding)
 Including Limited Use Area (4 sq ft / 0.4 sq m)
 For identification only. Not to scale.
 © Fourwalls



Ground Floor

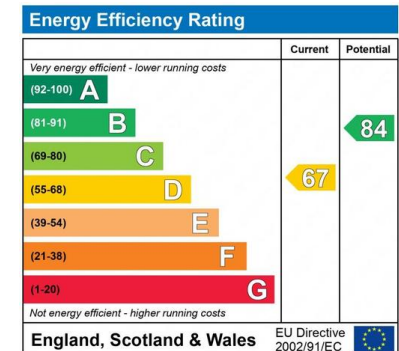


First Floor



(Not Shown In Actual Location / Orientation)

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