



Well appointed family home with a beautiful garden

6 Liddington Hall Drive, Guildford, Surrey, GU3 3AF

Freehold





Spacious living accommodation • Five bedrooms •  
Delightful rear garden • Ample parking • Integral garage

#### Local information

Local amenities are close with Guildford providing comprehensive selection of shopping, entertainment and recreational facilities.

Recreational opportunities include the renowned Yvonne Arnaud Theatre, a multiplex cinema, the G-Live entertainment venue, the Spectrum Sports and Leisure Centre in Stoke Park and golf at a number of local clubs.

The Guildford mainline station has a fast and frequent service into London Waterloo, with journey times from around 35 minutes. The A3 provides a direct route to London and the south coast, linking with the M25 for the airports and the national motorway network.

The surrounding countryside, including the nearby Surrey Hills, provides miles of walking, cycling and riding.

#### About this property

6 Liddington Hall Drive is an attractive family home occupying a convenient position and has been well maintained by the current owners.

The sitting room with oak flooring and log burning stove is spacious and light with French doors opening on to the terrace. There are two additional reception rooms, one of which is currently presented as a study. The kitchen has been fitted with traditional style cabinetry, a range cooker and there is ample space for dining. A utility room

and cloakroom complete the downstairs accommodation.

The first floor comprises of five bedrooms (one en suite) and a family bathroom

The rear garden is a particular feature of the property with a large area of level lawn and a number of beautiful specimen trees, the garden is tranquil and private with two pleasant seating areas and a potting shed.

Parking is provided on the gravel driveway and the property benefits from an integral garage.

#### Tenure

Freehold

#### Local Authority

Guildford Borough Council

EPC rating = D

#### Viewing

Strictly by appointment with Savills







**6 Liddington Hall Drive, Guildford, Surrey, GU3 3AF**

**Gross internal area (approx)** 1645 sq ft

**Outbuildings** 64 sq ft

**Total** 1709 sq ft



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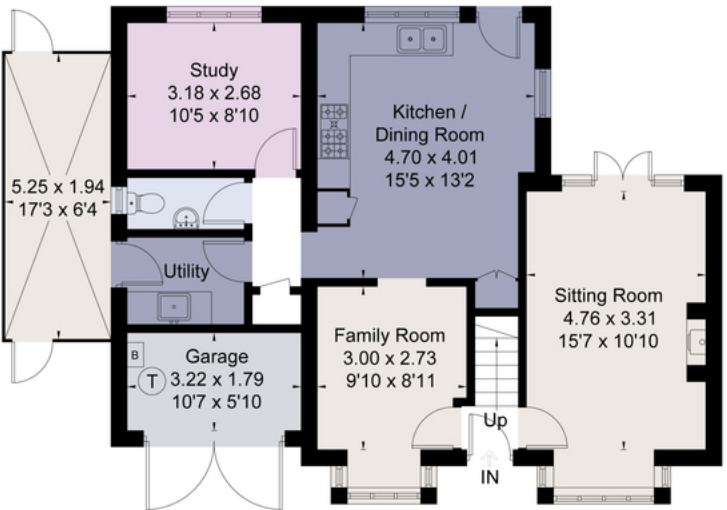
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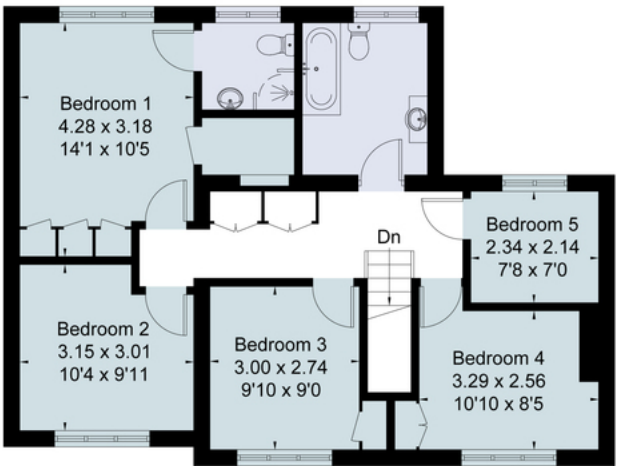
Approximate Area = 1645 sq ft / 152.8 sq m  
Garage = 64 sq ft / 6.0 sq m  
Total = 1709 sq ft / 158.8 sq m  
Including Limited Use Area (5 sq ft / 0.5 sq m)  
For identification only. Not to scale.  
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[ ] = Reduced head height below 1.5m

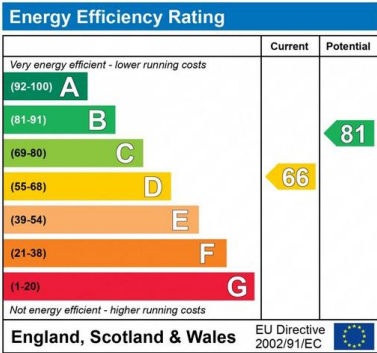


Ground Floor



First Floor

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