



Excellent character house with stunning views

10 Great Quarry, Guildford, Surrey, GU1 3XN

£1,450,000 Freehold

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Sought after address • Fabulous views •
Accommodation presented over three floors • Mature
gardens • Detached garage • No onward chain •
Located in a no through road

Local information

Guildford High Street is within half a mile, 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 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.

There is a good selection of schools in the area, including Holy Trinity, Royal Grammar, Guildford High School, Lanesborough, Tormead, St Catherine's, Cranleigh and Charterhouse.

About this property

Understood to date from 1925, 10 Great Quarry occupies an elevated position on a popular no through residential road with superb views.

Upon entering the house the spacious entrance hall with attractive wood paneling and under stairs storage leads to two

well proportioned reception rooms, both with large windows and a lovely outlook across the beautiful rear garden. The kitchen is presented in a traditional style with a useful adjoining utility room. A downstairs cloakroom completes the downstairs accommodation.

Bedroom accommodation is presented over the first and second floors. There are two spacious and light doubles on the first floor and two bath / shower rooms. An additional large bedroom can be found on the second floor, this room has a large storage area in the eaves and additional loft space.

The gardens are a particular feature, well screened and private having been planted with a number of mature and specimen trees. There is a large area of level lawn framed by well stocked borders.

The property benefits from gated off street parking and a detached double garage accessed from the road. 10 Great Quarry is well presented throughout with further opportunity to enhance and update.

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band = G

Energy Performance

EPC Rating = E





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Gross internal area (approx) 1978 sq ft

Outbuildings 223 sq ft

Total 2201 sq ft

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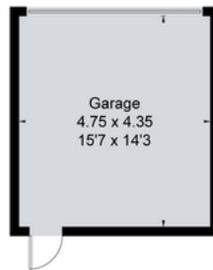


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Approximate Area = 1978 sq ft / 183.8 sq m
 Garage = 223 sq ft / 20.7 sq m
 Total = 2201 sq ft / 204.5 sq m
 Including Limited Use Area (186 sq ft / 17.3 sq m)
 For identification only. Not to scale.

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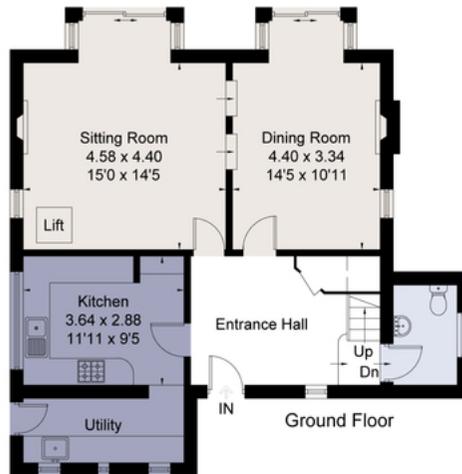


(Not Shown In Actual Location / Orientation)



Second Floor

= 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			74
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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