



## Victorian town house with annexe and walled garden

36 Epsom Road, Guildford, Surrey, GU1 3LE

Freehold

savills



Character features throughout • Off street parking • Self contained annexe • Superb proportions • Central Guildford location • Four bedrooms • Private walled garden

#### 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.

There are two mainline stations in close proximity providing a choice of services into London with journey times from around 35 minutes. There are also fast services to Portsmouth and Gatwick airport. The main A3 provides a direct route to London and the south coast, linking at J10 with the M25 for the airports. There are an excellent selection of state and private schools in the area including The Royal Grammar School, Lanesborough, Tormead and Guildford High School. Recreational opportunities include the Yvonne Arnud Theatre and G-Live as well as a multiplex cinema in the town centre.

#### About this property

36 Epsom Road is a handsome semi detached Victorian property in a sought after and central location.

The property is presented over four floors and includes the added benefit of a self contained

annexe situated on the lower ground floor. This accommodation comprises kitchen, sitting room, bedroom, bathroom and cloakroom. The annexe has its own private entrance and presents itself as an ideal rental opportunity or an ideal space for grown up children, guests or an au pair.

The main house offers well balanced living spaces with two bright and spacious reception rooms. The sitting room is filled with natural light, this leads to the dining room, a fabulous space for entertaining guests. Both rooms have original and charming fireplaces, large windows with shutters and excellent proportions that you would expect from this period of architecture. The kitchen is located to the rear and also offers space for informal dining and access to the rear garden.

On the first floor is an excellent principal bedroom with bay windows, built-in wardrobes and an en suite bathroom. There is a further bedroom on this floor and a cloakroom. Two bedrooms can be found on the second floor serviced by a bath/shower room and a cloakroom.

The walled garden is well screened providing a tranquil haven in the summer months with a terrace area, level lawn and flowering beds.

Parking is available at the front of the property with space for multiple vehicles.







36 Epsom Road, Guildford, Surrey, GU1 3LE

Gross internal area (approx) 2633 sq ft

Savills Guildford  
01483 796 800  
adenny@savills.com



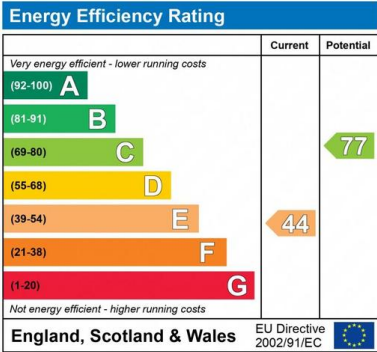
savills

savills.co.uk

Approximate Area = 2016 sq ft / 187.3 sq m  
Basement = 617 sq ft / 57.3 sq m  
Total = 2633 sq ft / 244.6 sq m  
Including Limited Use Area (19 sq ft / 1.8 sq m)  
For identification only. Not to scale.  
© Fourwalls



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
fourwalls-group.com 275818



**Important notice:** Savills, their clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. 12024090 Job ID: 149873 User initials: AD

