



Victorian character in central Guildford

St Catherines Lodge, 30 Portsmouth Road, Guildford, Surrey, GU2 4DJ

Freehold



Garage • Town centre location • Charming Victorian character • Three bedrooms • Private terrace

Local information

St Catherine's Lodge is within close proximity of the High Street and both of Guildford's stations. Guildford has a frequent service to London Waterloo, with journey times from about 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 a good selection of schools in the area, including County School, St Nicolas' C of E Infant School, The Royal Grammar School, Guildford High School, Tormead and Lanesborough.

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. Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue.

Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

About this property

St Catherine's Lodge is a charming Victorian lodge presented in fantastic order. The property is a well-proportioned three bedroom character property with the benefit of a garage with internal access. The ground floor of the property comprises a spacious 23' sitting room, a bright kitchen which

leads directly into the dining room and utility room. A shower room can also be found on ground floor.

The first floor consists of three bedrooms, a family bathroom and access to a private terrace.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = E

Viewing

Strictly by appointment with Savills





St Catherines Lodge, 30 Portsmouth Road, Guildford, Surrey, GU2 4DJ

Gross internal area (approx) 1314 sq ft

Outbuildings 229 sq ft

Total 1543 sq ft

Savills Guildford

01483 796 800

guildford@savills.com



savills

savills.co.uk

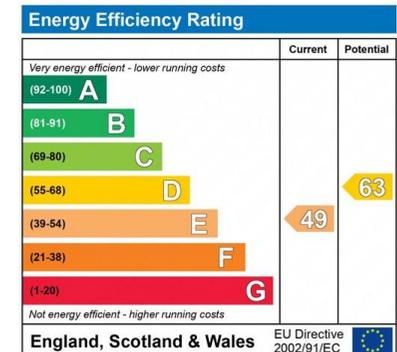
Approximate Area = 1314 sq ft / 122.1 sq m
 Garage = 229 sq ft / 21.3 sq m
 Total = 1543 sq ft / 143.4 sq m
 Including Limited Use Area (14 sq ft / 1.3 sq m)
 For identification only. Not to scale.

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

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