



Victorian three bedroom semi-detached home

2 Oxford Terrace, Guildford, Surrey, GU1 3RJ

Freehold



Sought after location on a quiet residential road • Moments from Guildford High Street • Two reception rooms • Three bedrooms • Private rear garden

Local information

Oxford Terrace is a well-known residential street in the heart of Guildford, close to the High Street and both of Guildford's stations. Guildford 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 a good selection of schools in the area, including Holy Trinity, The Royal Grammar School, Guildford High School, Tormead and Lanesborough. There is also the University of Surrey and Guildford Law College located in the town.

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.

About this property

2 Oxford Terrace is a beautifully presented Victorian house situated in an enviable position in Guildford town with fabulous views of the castle and countryside beyond.

The downstairs accommodation comprises a wonderfully light sitting room with bay windows, custom built bookshelves and a feature fireplace. This leads to the dining room and on to the kitchen to the rear with its traditional style cabinetry, butler sink and an adjoining utility room/cloakroom.

Two light and spacious double bedrooms can be found on the first floor, one of which has a large en suite bathroom with bath and walk-in shower.

The basement has been converted and is currently presented as a useful home office/gym with the potential to be reconfigured as a third bedroom.

The current owners have made extensive improvements to the house including works to both the roof and chimney.

The pretty courtyard garden offers a space to enjoy the summer months, a small area of lawn and has been planted with a number of flowers.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1126 sq ft

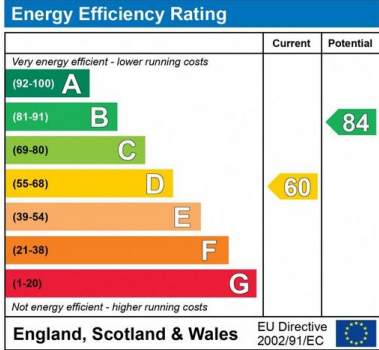


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Savills Guildford
01483 796 800
guildford@savills.com

Approximate Floor Area = 104.6 sq m / 1126 sq ft



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