



Charming character house close to the River Wey

8 Great Quarry, Guildford, Surrey, GU1 3XN

Freehold

savills

Beautifully presented throughout • Within close proximity of Guildford High Street • Two reception rooms • Four bedrooms • Private rear garden and terrace • Summer house • Driveway with ample parking

Local information

Guildford town centre is within close proximity and provides a comprehensive range of shopping, cultural and leisure amenities. 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.

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

Set on a private road in a plot of approximately 0.3 acres, 8 Great Quarry is a characterful family home located close to Guildford town centre with stunning views across the River Wey.

The property has been well maintained by the current owners whilst retaining the charm and character features one would expect of a property dating from this era.

The main house offers superb living accommodation and stylish interiors. The ground floor consists of two well-proportioned reception rooms, the larger with a beautiful fireplace and access to the gardens via bi-fold doors, and a spacious kitchen/breakfast room with traditional style cabinetry and access to the rear. A cloakroom can also be found on the ground floor.

The first floor is made up of four generous sized bedrooms and a family bathroom, some of which enjoy views towards the river Wey and the Guildford Rowing Club.

Additional space is provided in a charming garden office which measures at 12'6 x 9'1 with an adjoining store.

The gardens are well planned and offer fantastic privacy with an enclosed courtyard to the side of the house and a smart larger garden to the rear with a decked terrace and a superb seating area to enjoy al fresco dining in the summer months. A large wooded bank borders the garden to one side of the plot. To the side of the house is a driveway

We understand from the sellers that planning permission has been granted to extend the property. Full details can be found at <https://www2.guildford.gov.uk/publicaccess/> by typing in the following reference number; 20/P/01701





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Gross internal area (approx) 1521 sq ft

Outbuildings 201 sq ft

Total 1722 sq ft

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01483 796 800

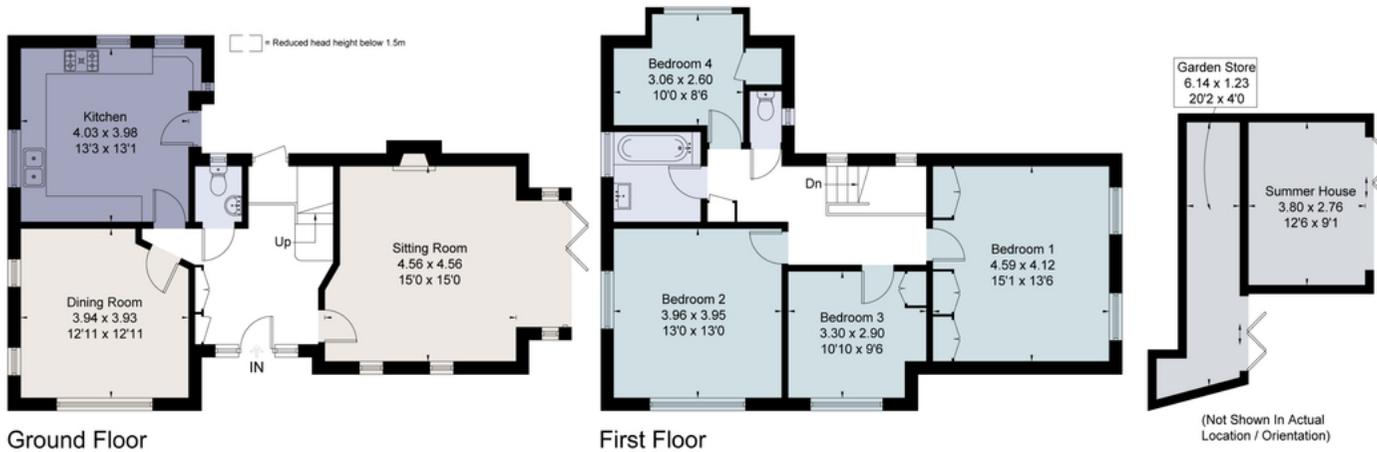
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Approximate Area = 1521 sq ft / 141.3 sq m
 Outbuildings = 201 sq ft / 18.7 sq m
 Total = 1722 sq ft / 160 sq m
 Including Limited Use Area (10 sq ft / 0.9 sq m)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	74

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