



Extensively refurbished character cottage

Magnolia Cottage, Sandy Lane, Guildford, Surrey, GU3 1HF

£1,350,000 Freehold



Completed to an exceptional standard • Handmade kitchen with garden views • Three reception rooms • Principal bedroom suite • Three further bedrooms • Tiered garden • Electric car charging port • Store

Local information

Sandy Lane is a sought after position in the heart of Guildford, offering a desirable blend of town and Surrey Hills living. 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 The Royal Grammar School and Prep, Guildford High School, Tormead and St Peters. There is also the University of Surrey and The College of Law 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

Extensively remodeled and refurbished by the current owners, Magnolia Cottage originally dates from circa 1890 and is situated on one of Guildford's premier roads. This attractive half tile home has

accommodation presented over three floors, finished with stylish modern interiors whilst retaining the property's character and charm.

The newly fitted handmade kitchen been beautifully designed and finished to an exceptionally high standard. This is a memorable room and a particular feature is the bi fold window revealing the fabulous views across the garden. There is a cosy sitting room with open fireplace, a dining room and a playroom on the lower ground floor.

Four bedrooms can be found on the first floor, the principal has a dressing room and shower en suite and the family bathroom is across the hall.

The landscaped garden is set over several levels and has been cleverly designed. Part walled and framed by mature trees, this space is wonderfully private and tranquil with several seating areas to enjoy the summer months. To the front is a private driveway and an electric car charging port.

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band = F

Energy Performance

EPC Rating = D



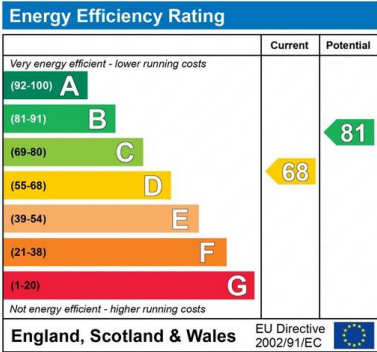
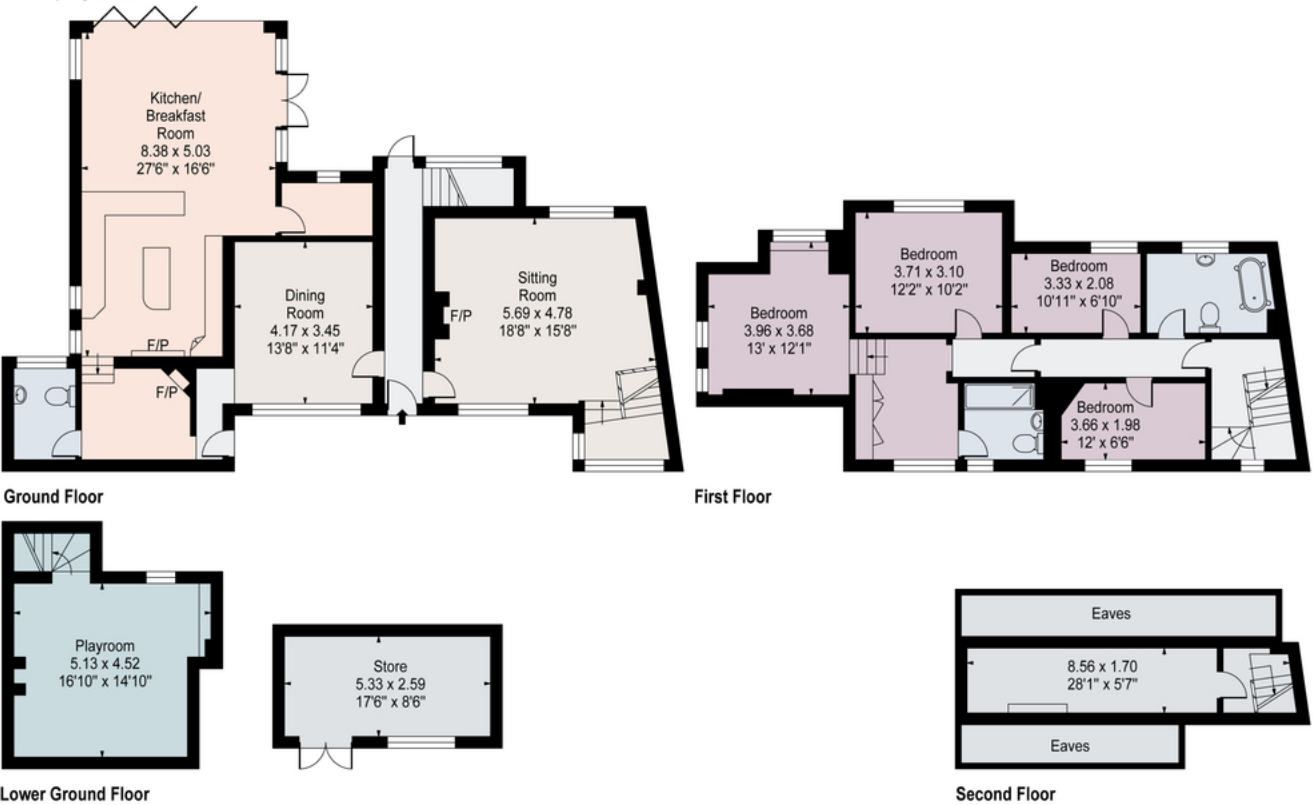


Magnolia Cottage, Sandy Lane, Guildford, Surrey, GU3 1HF
Gross internal area (approx) 2463 sq ft
Outbuildings 149 sq ft
Total 2612 sq ft

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**Magnolia Cottage,
Sandy Lane**
Gross Internal Area (approx.)
Total = 243 sq.m (2612 sq.ft)
Main House = 229 sq.m (2463 sq.ft)
Store = 14 sq.m (149 sq.ft)
For Identification Only. Not To Scale.
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