



52 WARREN ROAD  
Guildford, GU1 2HG



HILL CLEMENTS







# 52 WARREN ROAD

Guildford, Surrey, GU1 2HG

A late 1920's tile hung family house of character set within a lovely 0.66 acre garden, backing south with lovely views over the Downs, in one of the most sought after locations in Warren Road, only 200 metres from the open Downs and a mile from the High Street, on the market for the first time in 41 years

**4 BEDROOMS: 2 BATHROOMS (1 EN SUITE):  
ENTRANCE HALL: CLOAKROOM: DRAWING  
ROOM: DINING ROOM: FAMILY ROOM:  
STUDY/BREAKFAST ROOM: KITCHEN: UTILITY  
ROOM: TWO GARAGES: LOVELY SOUTH FACING  
GARDEN OF 0.66 ACRES WITH GLORIOUS VIEWS  
OF THE DOWNS**

High Street – 1 mile.  
Main line station (Waterloo 38 mins) – 1.5 miles.

**01483 300 300**

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## THE LOCATION

52 Warren Road is situated on the much-favoured south side of one of the town's most popular residential roads, only 200 meters from the open Downs and within a mile of the upper street. The views at the rear are delightful and the house has been orientated to take advantage of the southerly aspect and the views, which can be enjoyed from almost every room. The historic High Street is only a mile away, with its shops, restaurants and bars and there is a weekly market and a monthly farmer's market. The wide-open spaces of the Downs are at the end of the road providing miles of lovely walks with similar views, and the main line station is also within walking distance. The Royal Grammar School is in the High Street and Lanesborough, Tormead and The Girls High School are all within easy reach.

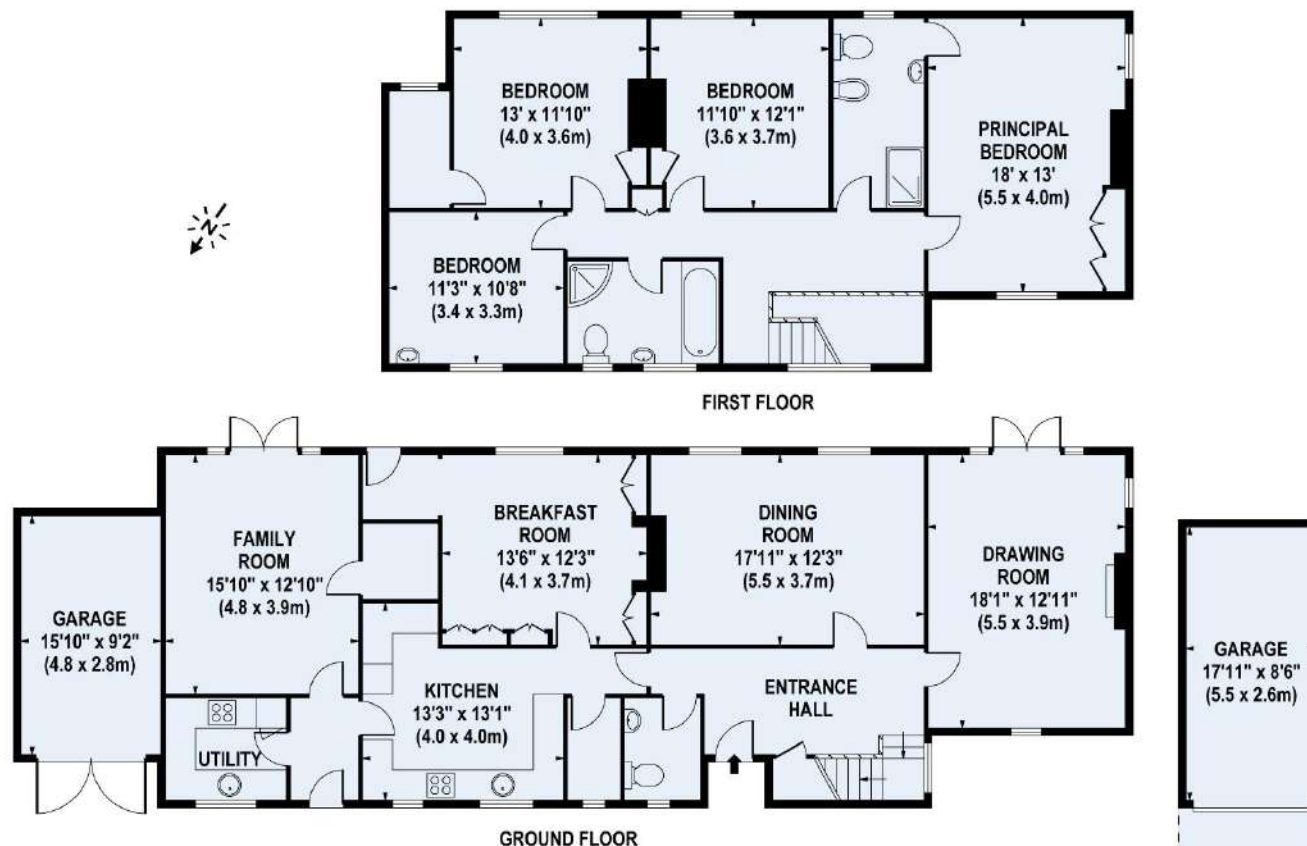
## THE PROPERTY

52 Warren Road was built in 1928 in the local part tiled farmhouse style, in one of the best south facing plots in the road. All the rooms are light and airy with windows flooding in sunlight and providing the charming views of the Downs. On the market for the first time in 41 years, the accommodation can be easily extended and altered to suit more modern living trends. There are four bedrooms and two bathrooms, one of which is en suite, on the first floor. On the ground floor an arched entrance porch leads to an attractive reception hall with charming staircase and a cloakroom. There are four reception rooms with a re-fitted kitchen and utility room. Doors lead out from three of the four reception rooms to the sunny entertaining terrace which overlooks the garden and the amazing views.





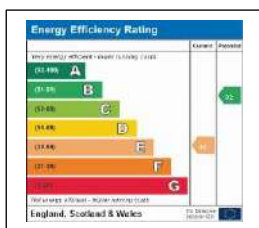




APPROX. GROSS INTERNAL FLOOR AREA 2382 SQ FT / 221 SQ M (MAIN HOUSE)  
 APPROX. GROSS INTERNAL FLOOR AREA 299 SQ FT / 28 SQ M (GARAGING)  
 APPROX. GROSS INTERNAL FLOOR AREA 2681 SQ FT / 249 SQ M (TOTAL)

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given.

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## OUTSIDE

A gravelled in and out driveway with ample parking areas leads to the two garages and front door.

52 Warren Road sits in a delightful garden, which faces south and provides a lovely sunny and secluded setting. A wide terrace runs across the width of the house with steps down to large area of level lawn surrounded by mature trees and hedging. Access through a mature hedge leads to a further garden area with greenhouse, lawns, trees and shrubs. This area backs onto Pewley Vineyard. In all the garden extends to approximately 0.66 acres.

## DIRECTIONS

From the bottom of Guildford's High Street, bear right into Quarry Street, turn first left into Castle Street and continue into Sydenham Road. Turn right at the end into Jenner Road and left into Harvey Road. Turn right at the bottom of the hill, just before Rogues Bar, into Warren Road and continue up the hill, over the junction with Austen Road and over the mini roundabout at Lancaster Avenue. 52 Warren Road will then be found on the right, opposite the turning to Tangier Road.

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