



PEWLEY HOUSE

Pewley Hill, Guildford, GU1 3SQ



HILL CLEMENTS



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Pewley Hill

Guildford, Surrey, GU1 3SQ

Incredibly conveniently situated just over 300 metres from the historic High Street and close to all of the town's shops, restaurants and bars – a beautifully presented & distinctive family house with flexible living accommodation, recently totally renovated with great flair throughout, set within a lovely mature garden.

**5 BEDROOMS: 4 BATH/SHOWER ROOMS:
ENTRANCE HALL: SITTING ROOM: DINING
ROOM: FAMILY ROOM: KITCHEN/BREAKFAST
ROOM OPENING INTO ORANGERY: STUDY:
GUEST SUITE: UTILITY ROOM: GYM: INDOOR
SWIMMING POOL: GARAGING: LOVELY SOUTH
FACING & PRIVATE GARDENS**

High Street – 300 metres
Main line station (Waterloo 38 mins) – 1 mile.

01483 300 300

www.hillclements.com
6 Quarry Street, Guildford
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LOCATION

Pewley House is situated in a very convenient location on the lower part of Pewley Hill and therefore within a short walk of the historic High Street and all of the town's excellent amenities, including its wide range of restaurants and bars, making the location an ideal lifestyle choice. There are lovely downland walks at the top of the hill and delightful riverside walks along the River Wey towpath at the bottom. The main line station is within a pleasant half a mile walk down the High Street and beside the river. There are also many sought after schools nearby, including Pewley Down Infant School, Holy Trinity Junior School, The Royal Grammar School, Guildford High School, Tormead and Lanesbrough. There are lovely views from the rear of the house, over the town to Woking and beyond.

THE PROPERTY

Pewley House is a stunning Edwardian home on one of Guildford's premium roads, enjoying a fabulous elevated position and far reaching views of the town and cathedral. The house has undergone significant improvements over the last decade and now offers a wonderful combination of original Edwardian features and contemporary styles that have been incorporated with recent work. Accommodation extends to approximately 4000 sq ft and enjoys an element of flexibility in its layout. One of the main attractions is the wonderfully recently fitted Tom Howley kitchen which opens into the orangery which in turn opens onto the terrace and garden. The five bedrooms are arranged over two floors and with three bath/shoers room between them.

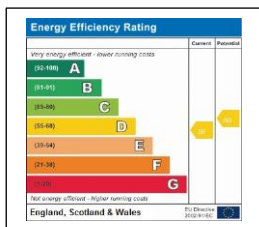


Approximate Area = 2439 sq ft / 226.6 sq m
 Lower Ground Floor = 1555 sq ft / 144.5 sq m
 House Total = 3994 sq ft / 371.1 sq m
 Garage = 408 sq ft / 37.9 sq m
 External Cupboard = 10 sq ft / 0.9 sq m
 Total = 4412 sq ft / 409.9 sq m (Excluding Shed)
 Including Limited Use Area (92 sq ft / 8.6 sq m)
 For identification only. Not to scale.
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Second Floor

□ = Reduced head height below 1.5m



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
 fourwalls-group.com 295197

LEISURE FACILITIES & GARDEN

The lower ground floor has impressive leisure facilities including a large indoor heated swimming pool, shower and steam room, and a home gym. There is an additional reception room, a study and the sixth bedroom with en suite shower room. This arrangement lends itself to guests or grown up children.

The rear garden is tranquil and private. The terrace extends the length of the house with seating areas and a barbecue area. There is a large area of level lawn and an outbuilding. The property has a double garage with electric door which can be accessed from both the road and the lower ground floor of the house.

DIRECTIONS

From the bottom of Guildford High Street, bear right before the cobbles into Quarry Street and turn first left into Castle Hill. Take the first turning on the right into South Hill and turn immediately left into Pewley Hill, where Pewley House will be found after a short distance on the right hand side.

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