



HILL CLEMENTS  
SALES AND LETTINGS

GUIDE PRICE

£1,200,000

8, Quarry Street  
Guildford, GU1 3UY



A charming Listed town house in an unspoilt street of attractive period properties in the historic heart of Guildford and within a short walk of all the shops and restaurants, and also the station and riverside walks

## PROPERTY SUMMARY

Castle Gate House is a charming Grade II\* Listed building with a fascinating history, having been offices for many years and converted to a fine family house eight years ago. Dating as far back as the early 16th Century the original building is at the rear with an early 18th Century front, and the property was then restored in the early 20th Century. There are many fine features, typical of the period, including exposed beams, oak paneling, exposed brick fireplaces and a magnificent main staircase. Arranged over four floors, the 4,789 sq ft of accommodation is flexible and adaptable with beautiful leaded light windows at the rear flooding sunlight through in the afternoons and evenings. Over the last few years, the accommodation has been upgraded and modernised in keeping, particularly with the installation of two lovely bathrooms. A kitchen extension at the rear has also recently been completed providing a stunning area on the lower ground floor with doors out to a westerly facing raised deck and entertaining area



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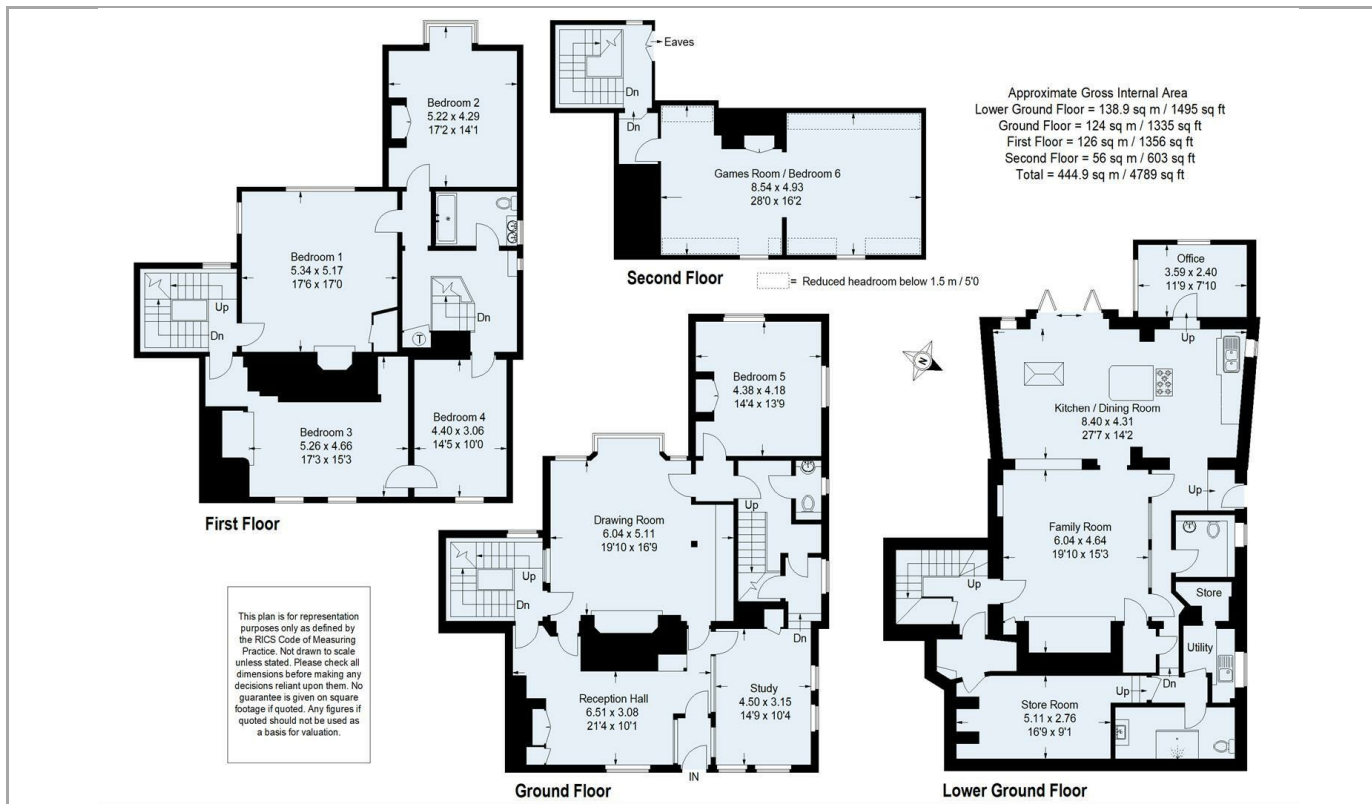
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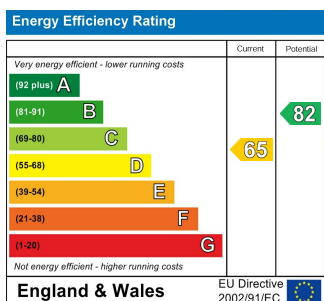








## DIRECTIONS



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Guildford

**COUNCIL TAX BAND**  
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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