



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

GUIDE PRICE

£2,450,000

Warden Lodge, 19 Austen Road

Guildford, GUI 3NW

In one of the most sought after residential roads in the heart of Guildford, within a short walk of the High Street, the Downs and many popular schools - a detached four storey Victorian town house with delightful bright and airy accommodation with tall ceilings and fine bay windows, set within a lovely colourful town garden

PROPERTY SUMMARY

Warden Lodge is situated in the heart of Guildford, in one of the town's most sought after residential roads between the town and the Downs. All of Guildford's fantastic facilities are therefore within a short walk, including the High Street with its excellent shops, restaurants and bars. The Downs, providing amazing cycling, walks and stunning views are also within a short walk, via Warren Road. For commuters London Road station is only half a mile and the main line station is a mile away at the bottom of town. Many of Guildford's most sought after schools are also nearby, including The Royal Grammar School in the High Street. Guildford High School, Tormead and the RGS Prep School are all within half a mile, as are Pewley Down Infant School and Holy Trinity Junior School. Stoke Park and the Spectrum Leisure Centre are also easily accessed on foot, all of which make this location ideal for families.



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Warden Lodge is a delightful four storey Victorian town house with light and airy accommodation incorporating many features of its period. There are tall ceilings, sash windows, ornate fireplaces, large bays and well proportioned rooms throughout, all of which are tastefully presented. The rooms are all adaptable and the lower ground floor, comprising the family room, dining room, bedroom 6 and shower room has a separate entrance and could therefore easily form an annexe for a relative or an au pair. The ground floor has a fine entrance hall with cloakroom, a sitting room and excellent kitchen/breakfast room with utility room off, and this floor benefits from under floor heating. Access from here leads to the covered sun terrace with steps down to the rear garden. The garage with EV charger and large boarded storage area over is also accessed from this level. On the first floor there are two principal bedrooms, one currently presented as an elegant south west facing study/library, and a large bathroom. The second floor has three further bedrooms and a bathroom. Outside there is a colourful front garden with parking and pathways to the front door and rear garden. Here there is a lockable bike shed and a delightful walled garden with level lawn, seating areas and mature shrubs and trees, providing year round colour and interest. In all the garden extends to approximately 0.19 acres and show cases the charm and tranquility of a well kept town garden.







Upper High Street - 0.4 miles

Royal Grammar School - 0.5 miles

London Road station - 0.5 miles

Main line station - 1.1 miles

Guildford High School - 0.5 miles

Tormead School - 0.6 miles

RGS Prep School - 0.5 miles

The Downs - 0.5 miles



DIRECTIONS

From the top of Guildford High Street, take the A246 Epsom Road and continue over the traffic lights and take the second turning on the right into Austen Road. Continue up the road, keeping left and Warden Lodge 19 Austen Road will be found on the left just as Sydney Road branches in from the right.

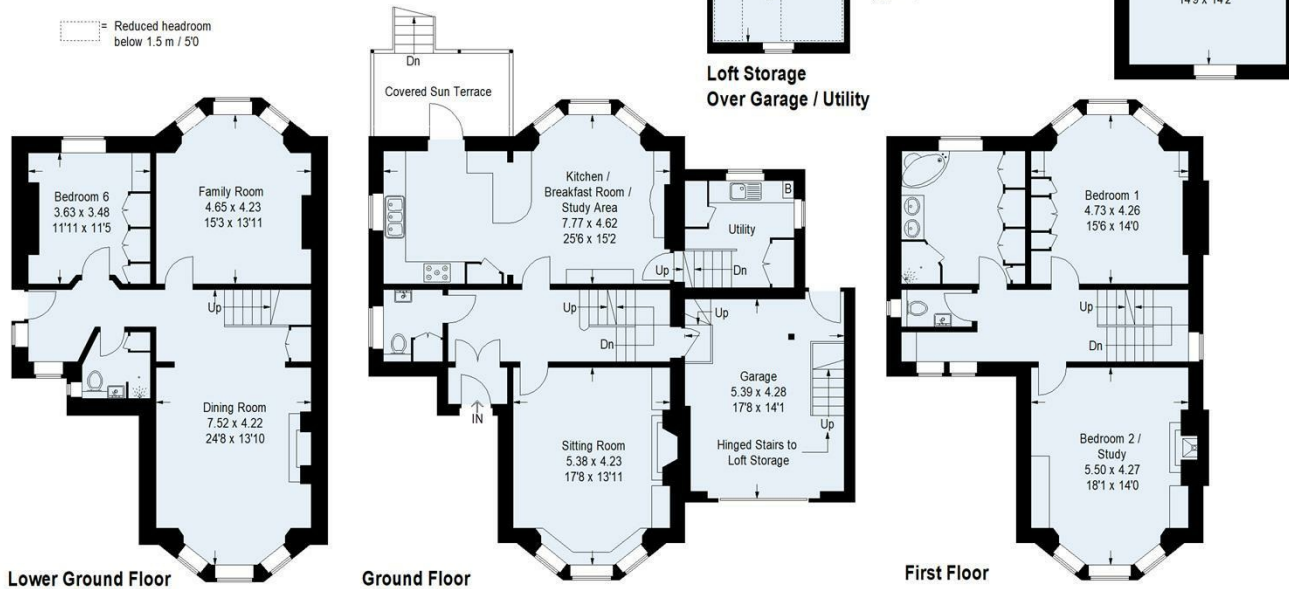


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area
 Lower Ground Floor = 68.9 sq m / 742 sq ft
 Ground Floor = 80.4 sq m / 865 sq ft
 First Floor = 68.0 sq m / 732sq ft
 Second Floor = 65.5 sq m / 705 sq ft
 Total = 282.8 sq m / 3044 sq ft

Garage = 22.8 sq m / 245 sq ft
 Loft Storage = 27.9 sq m / 300 sq ft

⋮ = Reduced headroom below 1.5 m / 5'0"



LOCAL AUTHORITY
 Guildford

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E	49		
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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