



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,850,000

Dormer Cottage, 25 Tilehouse Road

Guildford, GU4 8AP

In popular Tilehouse Road, convenient for the town, the station, schools and miles of lovely varied walking countryside - a detached family house of character with a self-contained one bedroom annexe set within a secluded 0.4 acre garden

PROPERTY SUMMARY

Dormer Cottage is an attractive tile hung detached family house with leaded light windows, set within a secluded 0.4 acre garden within a very popular location, convenient for the town and the station, and with excellent walks close by, either through Chantry Woods or Shalford Park to riverside walks of the Wey. There are four bedrooms and a bathroom on the first floor with an entrance hall, dining hall, sitting room with garden room off and a kitchen/breakfast room and cloakroom on the ground floor. A covered passageway leads to the excellent self-contained annexe which comprises a kitchen, sitting room, first floor bedroom, WC and shower room. Dormer Cottage stands in a fine secluded garden of 0.4 acre.



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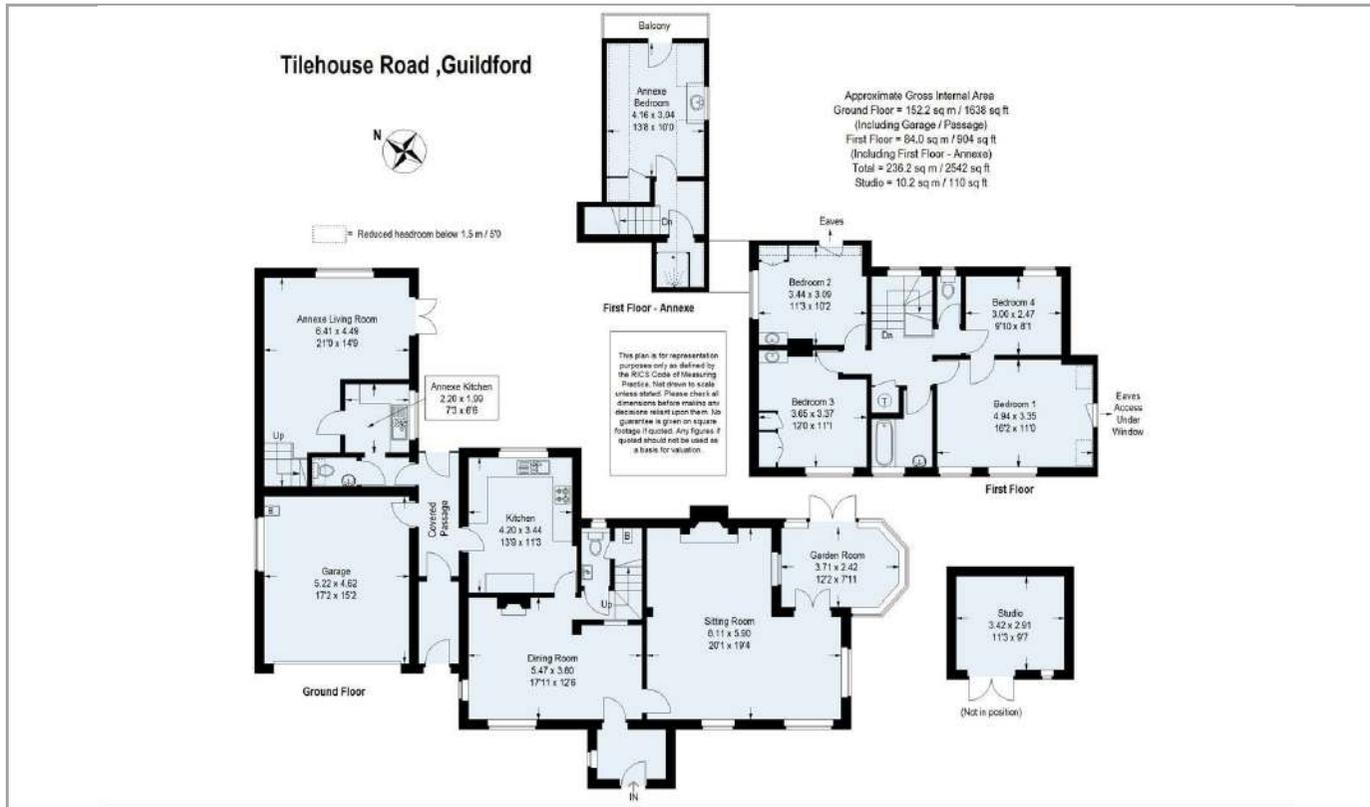
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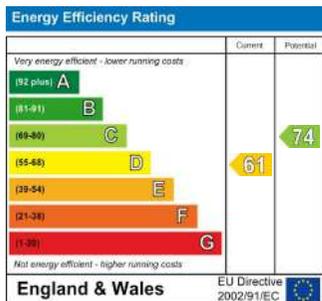






DIRECTIONS

From Guildford's one way system, take the A281 Horsham Road, passing the Yvonne Arnaud Theatre, the Weyside pub and Guildford Rowing Club and take the third turning on the left, opposite Shalford Park, into Pilgrims Way. Take the first turning on the right into Tilehouse Road and 25 will be found on the left, just on the right hand bend in the road.



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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