



THE OLD COACH HOUSE

27 Boxgrove Road, Guildford, GU1 2NF



HILL CLEMENTS



THE OLD COACH HOUSE

27 Boxgrove Road Guildford,
Surrey GU1 2NF

In a very convenient position, close to local shops, Stoke Park and many of Guildford's most sought-after schools – an interesting detached character house with light and airy family orientated accommodation set within a mainly walled garden with swimming pool and detached garage building with studio/office

**4 BEDROOMS: 2 BATHROOMS (1 EN SUITE):
RECEPTION HALL WITH FEATURE SPIRAL
STAIRCASE: CLOAKROOM: SITTING ROOM:
STUDY: DINING ROOM: KITCHEN/BREAKFAST
ROOM: UTILITY ROOM: DETACHED GARAGE
BUILDING WITH STUDIO/OFFICES: MAINLY
WALLED GARDEN WITH SWIMMING POOL AND
ATTRACTIVE ENTRANCE COURTYARD WITH
ELECTRIC GATES: IN ALL APPROXIMATELY 0.22
ACRES**

COUNCIL TAX BAND G - £3,514.64 (2022/23)

High Street – 0.6 miles.
Main line station (Waterloo 38 mins) – 1.75 miles.

01483 300 300

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Surrey GU1 3UR
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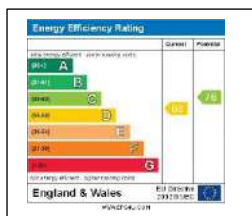
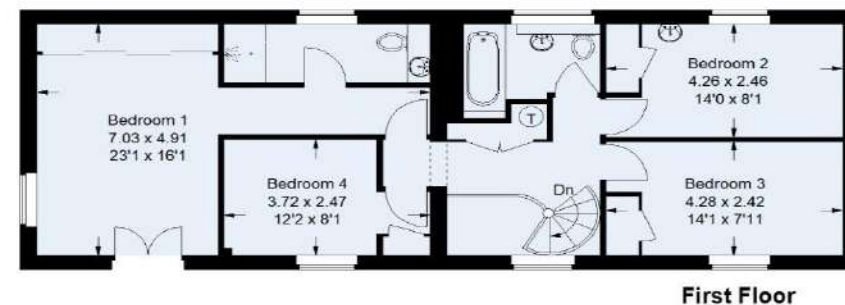
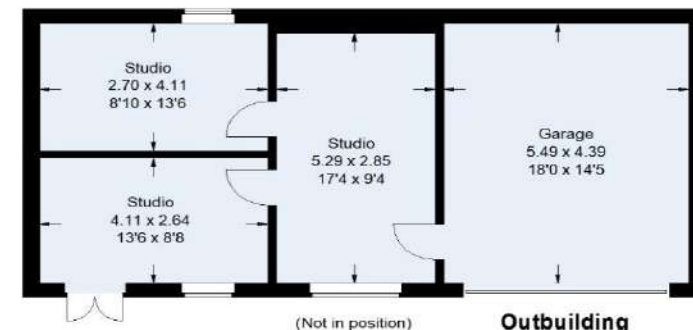
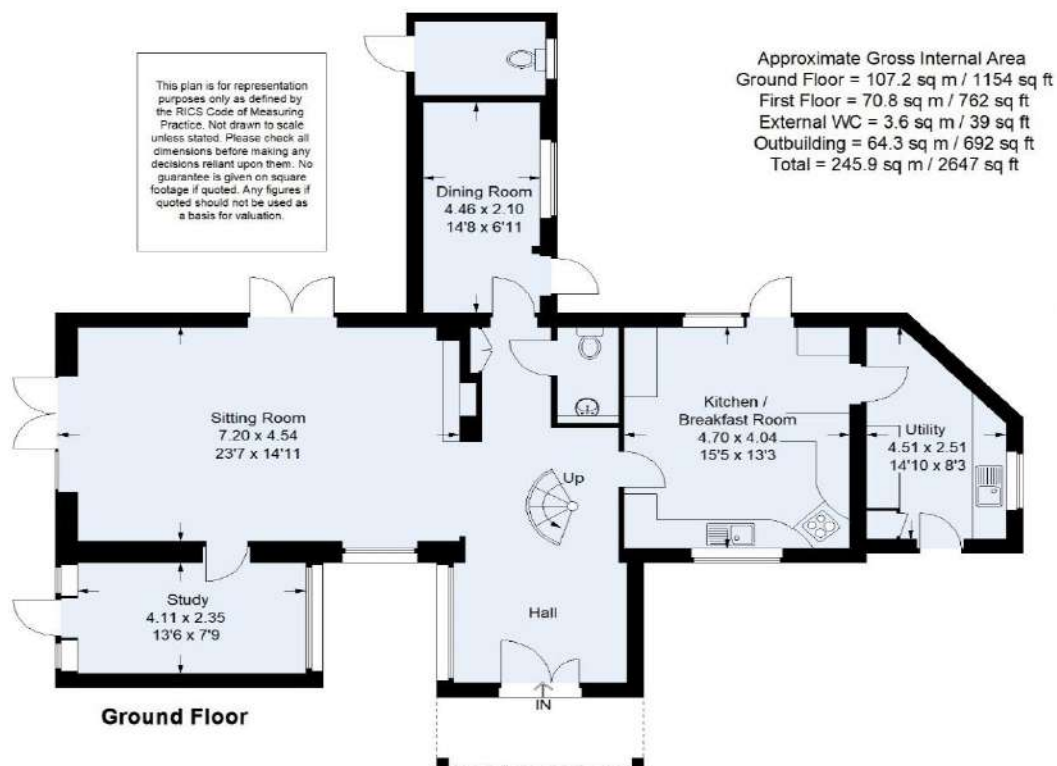
THE LOCATION

The Old Coach House is situated in a very convenient location in Boxgrove Road, within walking distance of excellent local shops, many sought after schools and Stoke Park and The Spectrum Leisure Centre, and with easy access to the Surrey Hills and surrounding countryside. The Town Centre is less than a mile away with its historic High Street and shops, restaurants and bars and here the main line station provides a fast commuter service to Waterloo in 38 minutes and less. There are many sought after schools in the vicinity including nearby Boxgrove Primary School, George Abbot, St Thomas of Canterbury, St Peters, The Royal Grammar School Preparatory School, Tormead, Guildford High School and The Royal Grammar School in the High Street, all of which are within walking distance.

THE PROPERTY

The Old Coach House is an interesting detached character house dating back to the late 1870's, which was substantially re-modelled in the 1960's. It has been upgraded again by the current owner to a clean and contemporary design and the atmosphere is exceptionally light and bright throughout. There is a large reception hall with feature central spiral staircase and a cloakroom. The attractive triple aspect sitting room overlooks the garden on all sides and has glazed double doors both to the sunny swimming pool area and to the lawn. The study is accessed via the sitting room and also has a glazed door to the garden. The dining room is situated off the hall and the kitchen/breakfast room has a contemporary twist and a glazed door to a rear courtyard area of garden. There is a large utility room with door to the courtyard parking area. There are four first floor bedrooms, the principal of which has an en suite shower room.





OUTSIDE

The Old Coach House is approached through electric gates and has an attractive driveway and courtyard parking area with an ornamental pond in front of the house with stepping stones over it to the front porch. There is a large outbuilding comprising a good-sized garage and three separate studio rooms, ideal for a multitude of uses such as a home gym, workshops or teenagers' rooms. This building offers potential for further development to provide additional accommodation such as a self-contained annexe for visitors or au pairs. The main garden area is situated to the south and west of the house and the swimming pool is surrounded by a paved terrace with a small area of lawn beyond. There is a further lawned area and in addition a kitchen courtyard. There is an outhouse/pool plant room with outside WC. In all approximately 0.22 acres.

DIRECTIONS

From Guildford's upper High Street, take the A246 Epsom Road, continuing over the traffic lights by Rogues Bar and at the next traffic lights, turn left into Boxgrove Road. The large double gates to The Old Coach House will then be found on the left shortly after the turning to The Greenwood and before the turning to Boxgrove Lane on the right.

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