



**1 Wilderness Farmhouse, Wilderness Road,
Onslow Village, Guildford, Surrey, GU2 7QP**

CLARKE  GAMMON

1 WILDERNESS FARMHOUSE, WILDERNESS ROAD, GUILDFORD, SURREY, GU2 7QP

This attractive 17th century period farmhouse has a huge amount of charm and character including timber beams, fireplaces and exposed wood floorboards. The residence has been a much loved home over the years and offers well-proportioned accommodation ideal for family living and complimented by a wonderful garden. It is located in the favoured Onslow Village area of Guildford, convenient for access to the town centre, A3, mainline station and excellent local schools including Guildford County.

Accommodation comprises: entrance hall; living room featuring open fireplace with brick surround, fitted timber bookshelves and views across the garden; kitchen/breakfast room fitted with a range of cream shaker units with central island and wood flooring; garden dining room with glazed roof, stone tiled flooring and doors opening directly to the front and rear of property; inner hallway and downstairs cloakroom; utility/boot room. There is a lower ground floor family room/study. Upstairs on the first floor, the principal bedroom one is a large room with feature fireplace and en-suite bathroom comprising bath, basin, w.c and tiled splashback areas. Furthermore, there is a double bedroom with fitted wardrobe and L-shaped family bathroom comprising bath, separate shower cubicle, basin, tiled splashback areas and wood flooring; separate w.c. The second floor accommodates two further bedrooms, one with elevated views towards Guildford Cathedral and both served by another bathroom comprising bath, basin, w.c and tiled splashback areas.

The property is approached by a partially-cobbled driveway allowing parking for two vehicles and gives access to the attached single garage. The gardens are a real feature of this home and are well maintained with a brick paved terrace with an expanse of lawn bordered by attractive established flower and shrub borders, vegetable garden and fenced/hedged perimeter giving a good degree of seclusion and privacy.

- 17TH CENTURY PERIOD PROPERTY
- CHARACTER FEATURES THROUGHOUT
- THREE/FOUR RECEPTION ROOMS
- SOUTH-WEST FACING REAR GARDEN
- ATTACHED SINGLE GARAGE
- GRADE II LISTED
- FOUR BEDROOMS
- THREE BATHROOMS
- DRIVEWAY WITH OFF-ROAD PARKING
- EASY ACCESS TO GUILDFORD TOWN CENTRE

CG GUILDFORD

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Local Authority: Guildford Borough Council | Tax Band: F

Services: All mains services connected









SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 40 minutes and there is also

London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. Sporting and recreational facilities are extremely well catered for at the Spectrum Leisure Centre and Surrey Sports Park. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.



DIRECTIONS

SAT NAV REF: (Post Code: GU2 7QP)

25th May 2021

Wilderness Farmhouse, Wilderness Road, Guildford, GU2



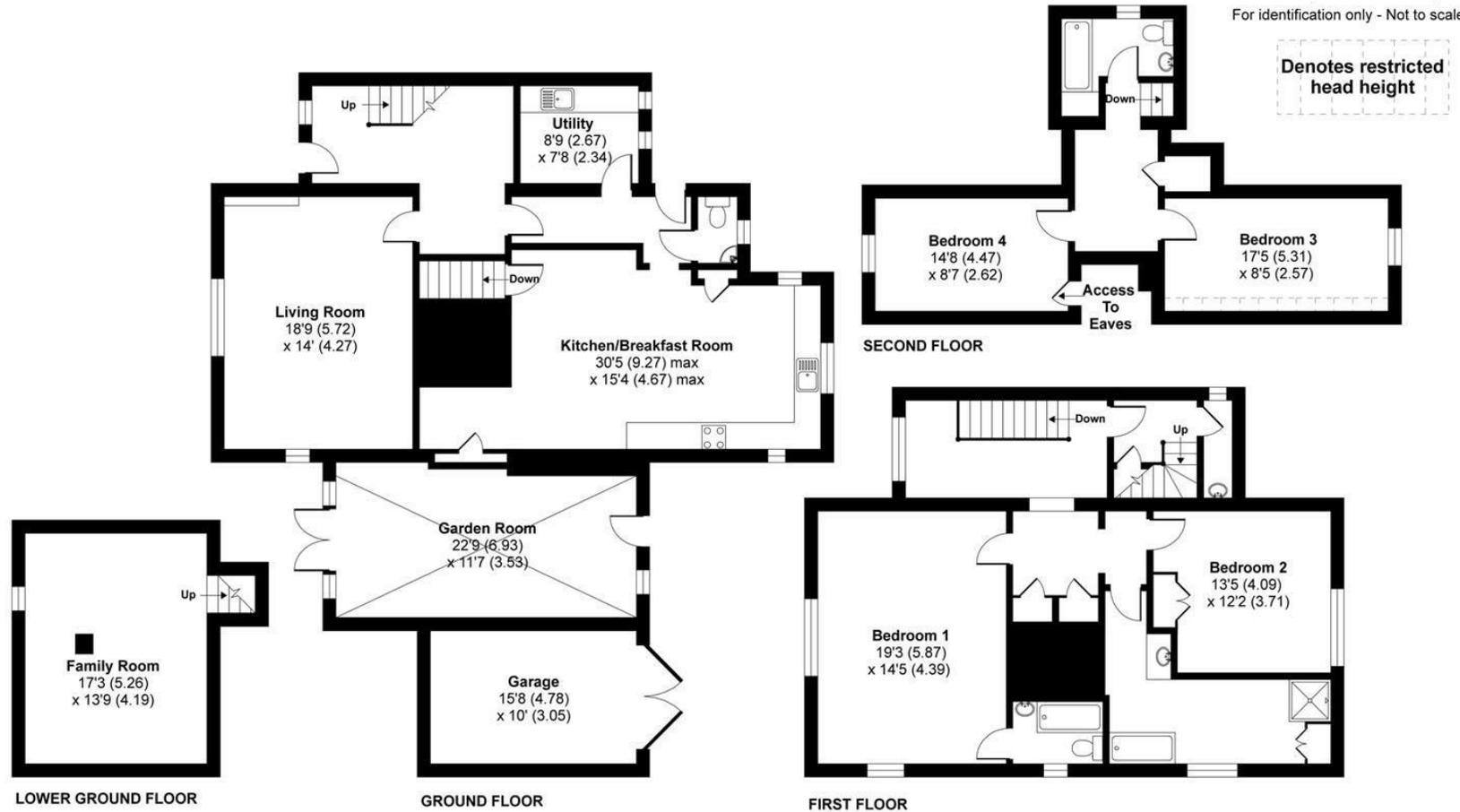
Approximate Area = 2909 sq ft / 270.2 sq m (includes garage)

Limited Use Area(s) = 17 sq ft / 1.6 sq m

Garage = 157 sq ft / 14.6 sq m

Total = 3083 sq ft / 286.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Clarke Gammon. REF: 724985

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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