



Firfield Lodge, Grove Road, Guildford, Surrey

FIRFIELD LODGE

GROVE ROAD GUILDFORD SURREY GU1 2HR

Firfield Lodge forms the principal portion of this once large Victorian property dating back to 1899. The property has been previously renovated to a high standard and provides well established accommodation that emphasises the charm and features of the period including, block wood flooring, wonderful ceiling cornicing and a number of striking fireplaces. The property benefits from off road parking and double garage behind electronically operated wooden gates.

The property now offers scope for further redevelopment with the opportunity to integrate a third floor to create a large principal bedroom suite and potential for roof terrace enjoying views over the Downs. Overall, the property would span approaching 3,000 sqft of accommodation.

In addition, the grounds and gardens are of particular note and offer scope for the erection of a single storey detached dwelling, for which indicative plans are available. Our client will be submitting a planning application in this regard – full details are available from the agent.

- **Victorian town house**
- **Charming period features**
- **South facing garden**
- **Development opportunity (STTP)**
- **Modern three bedroom detached**
- **Approaching 3,000 sqft of accommodation**
- **Planning permission to open a third floor**
- **Plot of 0.32 acres**
- **Plans prepared for single storey dwelling**
- **Double garage and parking**

GUILDFORD OFFICE

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Local Authority: Guildford Borough Council

Services: Mains water, gas and drainage










Proposed Dwelling Exterior

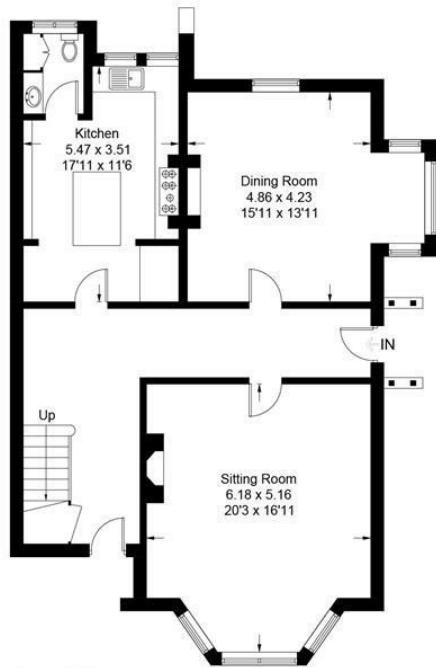


Proposed Dwelling Interior

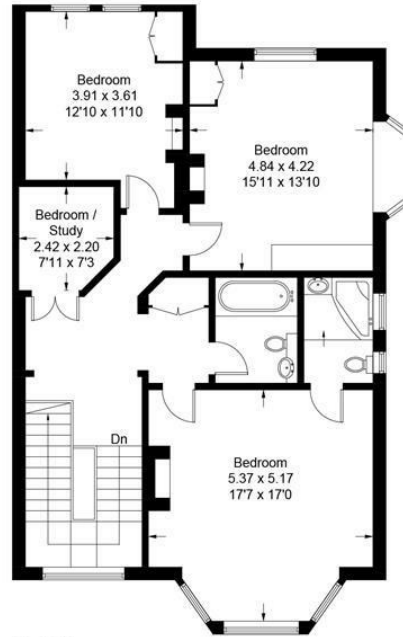
Approximate Gross Internal Area = 275.9 sq m / 2969 sq ft
 Garage = 28.9 sq m / 311 sq ft
 Total = 304.8 sq m / 3280 sq ft



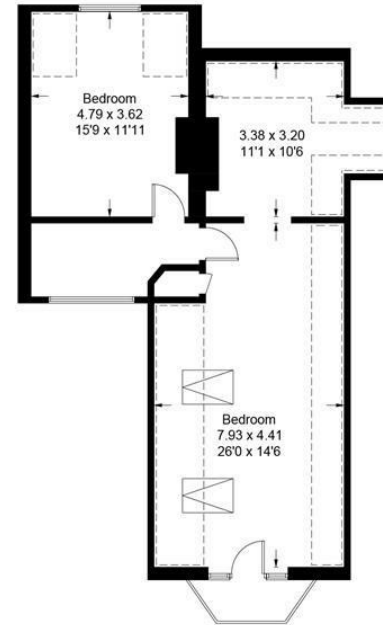
 = Reduced headroom below 1.5m / 5'0



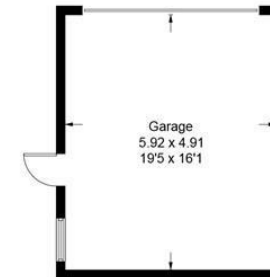
Ground Floor
100.1 sq m / 1077 sq ft



First Floor
102.6 sq m / 1104 sq ft




Second Floor
73.2 sq m / 788 sq ft



(Not Shown In Actual Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID820466)

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			73
(81-91) B			
(69-80) C			
(55-68) D		54	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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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