



Toft House, 13 Downside Road, Guildford, Surrey

Toft House

13 DOWNSIDE ROAD GUILDFORD SURREY GU4 8PH

VIEWINGS FROM FRIDAY 14 JANUARY 2022

Toft House is a spacious six bedroom home arranged over two levels. Previously extended, the property now provides over 3,500 sqft of accommodation and gives an incoming purchaser scope to further improve. Of particular note are the large grounds and gardens of some 0.43 acres enjoying panoramic, far reaching views over the Merrow Downs, towards the Chilterns and London.

To the ground floor, via the entrance hall, the main reception rooms are accessed; of particular note is the large drawing room that benefits from aspects to both the front and rear gardens. In addition there is a good sized dining room, a kitchen/breakfast room that grants access to the utility room and integral double garage.

From the hallway, stairs lead to the first-floor landing giving access to the six bedrooms. The principal bedroom suite provides views over the Merrow Downs and beyond from a private balcony; there is an ensuite bathroom. The second bedroom suite benefits from a separate dressing room and ensuite bathroom. There are three further bedrooms, two of which are situated to the rear of house and enjoy the far reaching views and are served by a family bathroom.

- Sought after location
- Well-proportioned over two floors
- Three bathrooms
- Far reaching views
- Integral double garage
- Over 3,500 sqft of accommodation
- Six bedrooms
- Potential to improve
- Large plot of 0.43 acres
- EPC: E

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Local Authority: Guildford Borough Council

Services: All mains services connected











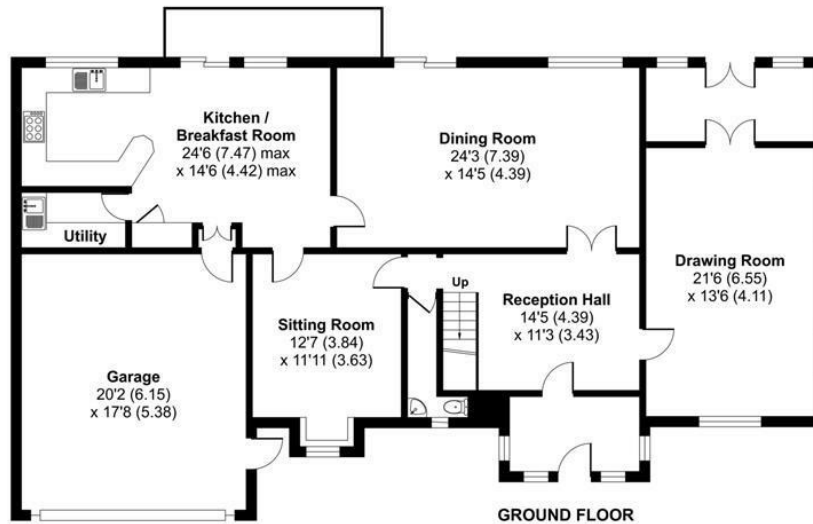
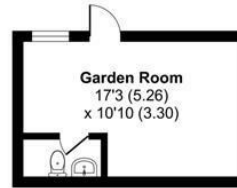
Downside Road, Guildford, GU4

Approximate Area = 3541 sq ft / 329 sq m (includes garage)

Garden Room = 187 sq ft / 17 sq m

Total = 3732 sq ft / 346 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 2022. Produced for Clarke Gammon. REF: 788656

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		51	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
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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