



**Holly Lea, Guildford,
Guide Price £695,000 Freehold**

CLARKE  GAMMON

1A HOLLY LEA
GUILDFORD GU4 7PG

Guide Price £695,000

Finished to a high specification with adaptable accommodation

Fitted Kitchen/Dining room

Utility room with fitted appliances

Study/bedroom four

Fully stocked landscaped gardens with limestone patio

Large entrance hall with bespoke solid oak staircase

Bi-fold doors opening to garden via both the sitting room and kitchen

Three bedrooms

Three bathrooms

Off road parking



A superb opportunity to acquire a detached four bedroom home finished to an exceptionally high specification. This is a truly bespoke house arranged over two levels providing versatile accommodation throughout.

THE PROPERTY

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THE GROUNDS

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SITUATION

This beautifully thought out home benefits from spacious and light accommodation laid out over two storeys and finished to a high specification.

The large porcelain tiled entrance hall leads through to the kitchen/dining room (with underfloor heating) via double doors. The modern kitchen with quartz work surfaces includes fitted AEG appliances and breakfast bar, as well as aluminium bi-folding doors opening to the rear garden. From the kitchen a separate utility room can be accessed which also comes with both a fitted washing machine and dryer. Continuing on the ground floor is a spacious sitting room again with bi-fold doors opening onto the rear garden. There is also a large double bedroom with en-suite which can be accessed from the main hallway.

From the entrance hall the bespoke solid oak staircase leads up to the second floor where there are two good sized double bedrooms and a single bedroom which could be used as a child's bedroom or be a useful office space. Both bedroom two and three are served by a contemporary family bathroom , with the master bedroom benefitting from an en-suite. All bathrooms are fitting with Grohe bathroom furniture.

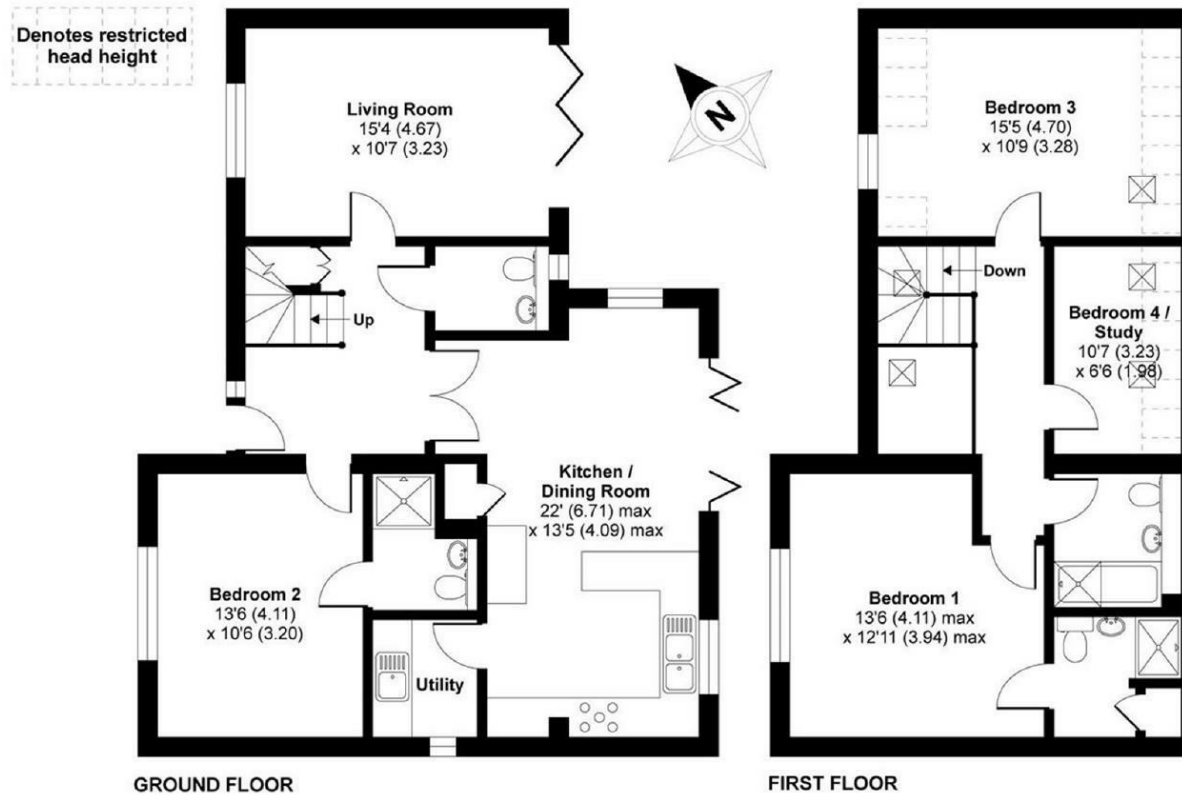
GUILFORD | X miles
LONDON WATERLOO | x MINUTES BY TRAIN

GODALMING | X miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

Holly Lea, Jacob's Well, Guildford



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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LOCAL AUTHORITY

Guildford Borough Council

COUNCIL TAX

Band

SERVICES

Mains water, electricity, mains drainage
gas central heating

1st July 2025 Custom Code : B VL/EL Property Ref -
5374

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

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DIRECTIONS

Continue out of Guildford on the Woking Road (A320) for approximately two miles. When you reach the third roundabout take the second exit staying on Woking Road. After a short distance turn right on to Clay Lane. Continue on this road for half a mile and take the second right hand turning on to Holly Lea. The property will be on your left hand side.

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
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