



30 The Mount, Guildford GU2 4JA



COLLINS
Independent Estate Agent





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£775,000

Freehold

A rare opportunity to acquire a totally renovated and cleverly extended Victorian house on the Mount, set high above Guildford town and within a short walk of the Downs and mainline station. This fantastic location offers convenience for amenities like commuting and schooling but also recreation on the locally famous Mount. The current owners bought the house in 2011 and spent over a year totally refurbishing and extending the property to a high standard. Alterations included the extending of the kitchen with a Mansard style roof digging down into the chalky ground to gain ceiling height and adding quality finishing touches with roof lanterns and large central island. The three bedrooms are all generous with storage and the master enjoys a Juliet style balcony and ensuite. The family bathroom is beautifully in keeping with the period of the home featuring a Victorian style suite as well as modern shower cubicle. In 2015 A generous garage was dug out of the hillside and a roof terrace added above creating a stylish frontage with fine vantage point. To summarise words do not do this home justice and the many features are too numerous for a brochure. Viewing is a must if you want a great location and a premier Victorian town centre home in Guildford.



- Victorian semi detached home
- Short walk to the station and town
- On the doorstep of the Downs
- Cloakroom, family bathroom and en suite
- Stunning large kitchen living space
- Three bedrooms and two receptions
- Garage with electric door
- Rear gated access to garden
- EPC - D





The Mount is located west of Guildford Town Centre high above the town and leads to one of the areas most stunning beauty spots with the best views of the town and surrounding area. The Mount is one of the most important pieces of chalk grassland in the Borough of Guildford, and is known for its abundance of wild flowers and wildlife. The County secondary school is very close by as well as several schools for younger children, all highly Ofsted rated. There is also a very well regarded private nursery close by and of course Guildford mainline station is a short walk for most, estimated as 7 minutes by foot by Google.



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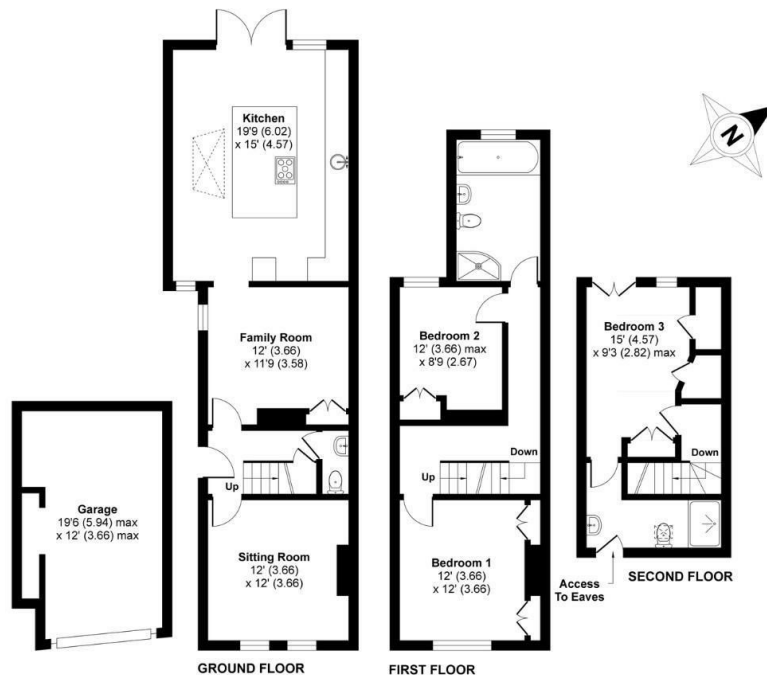
www.collinsguildford.co.uk



The Mount, Guildford, GU2

Approximate Area = 1593 sq ft / 147.9 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2020. Produced for Mark Collins (Guildford) Limited. REF: 607426



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