



15 Stoke Fields, Guildford GU1 4LS



COLLINS
Independent Estate Agent





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£685,000

Freehold

A well presented and maintained character Georgian house in the town centre conservation area of Stoke Fields. The property benefits from driveway parking and features a beautiful oak framed Orangery to the rear creating a comfortable additional living space. There are three bedrooms on the first floor and a converted attic space which lends itself well to various uses, like working from home. The refitted bathroom on the first floor is a good size with a separate shower and bath. In addition a cloakroom can also be found to the ground floor as well as a useful utility room. There are now three reception rooms, the sitting room being a lovely cosy room with a fireplace and beamed ceiling. The dining area adjoins both the bespoke shaker style fitted kitchen and new Orangery. Outside the garden is fully enclosed and laid to paving with borders and a raised pond. There is side access that leads to the driveway that is brick paved and fits a couple of vehicles.



- Central town centre conservation area
- Driveway parking
- Many character features
- Three bedrooms and a converted attic space.
- Three reception rooms
- Refitted bespoke kitchen and bathroom
- Cloakroom , porch and utility room
- Double glazed and gas central heating
- EPC - D





Stoke Fields is a lovely place to live with most of Guildfords attractions being within walking distance. The road is a conservation area and free from through traffic. The Victorian lighting and paving give this mainly pedestrianised street a unique feel. Waitrose, both stations and the town centre High St are all just a few minutes walk. To summarise a very central location with a unique community atmosphere.



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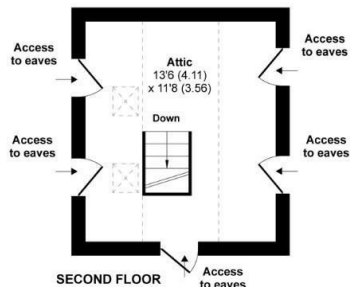
Stoke Fields, Guildford, GU1

Approximate Area = 1124 sq ft / 104 sq m

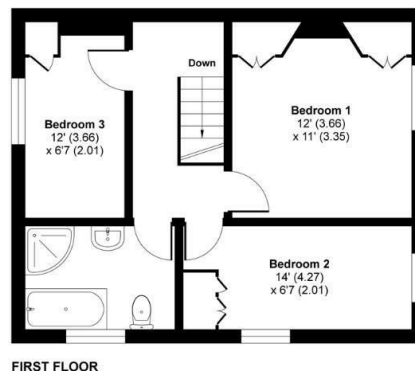
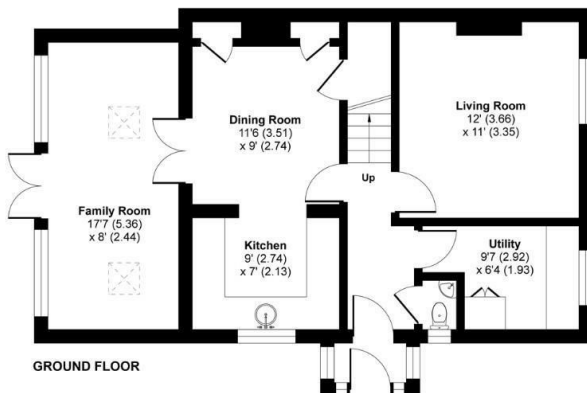
Limited Use Area(s) = 95 sq ft / 9 sq m

Total = 1219 sq ft / 113 sq m

For identification only - Not to scale



Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Mark Collins (Guildford) Limited. REF: 763886



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