



83 Addison Road, Guildford GU1 3QE



COLLINS
Independent Estate Agent





83 Addison Road Guildford GU1 3QE

£689,995

Freehold

This handsome stone fronted Victorian home sits high on the natural contours of the chalky downs at Pewley. Within minutes some of Guildford's best known beauty spots can be accessed with walks for miles to the Chantries and Newlands corner. The property is arranged beautifully over three floors and has the potential for a 4th floor in the generous and highly adaptable loft space. Space and light are the theme to the ground floor receptions and a partially open plan, well equipped kitchen adds to this feeling. The lower ground basement offers potential and is tanked becoming the engine room of the home with utilities and abundant storage. The bedrooms feel high above the street with the master commanding a fine view over Charlotteville and St Lukes. Many character features including fireplaces, doors and windows are evident throughout combined with a smart tasteful interior. The landscaped garden faces southwest and is beautifully landscaped with a rear access passage, shed and sun deck. A hidden hammock area can be found at the small sun trap terrace off the dining areas french doors.



- Victorian house with three bedrooms
- Loft conversion potential
- Basement conversion potential
- Two receptions and well equipped kitchen
- Luxury bath/shower room
- Landscaped SW garden
- Welcoming generous hall
- Conservation area
- Countryside on the doorstep
- EPC - D





Addison Rd is a truly unique place to settle in Guildford town with its strong Charlottesville community spirit, proud heritage and most convenient position for excellent schooling, commuting, leisure and the High Street. Miles of beautiful protected countryside walks and spectacular views are found a few minutes away by foot on Pewley Down. From this location you can walk to school, the shops, the station, restaurants and bars. This is a very special place to live.



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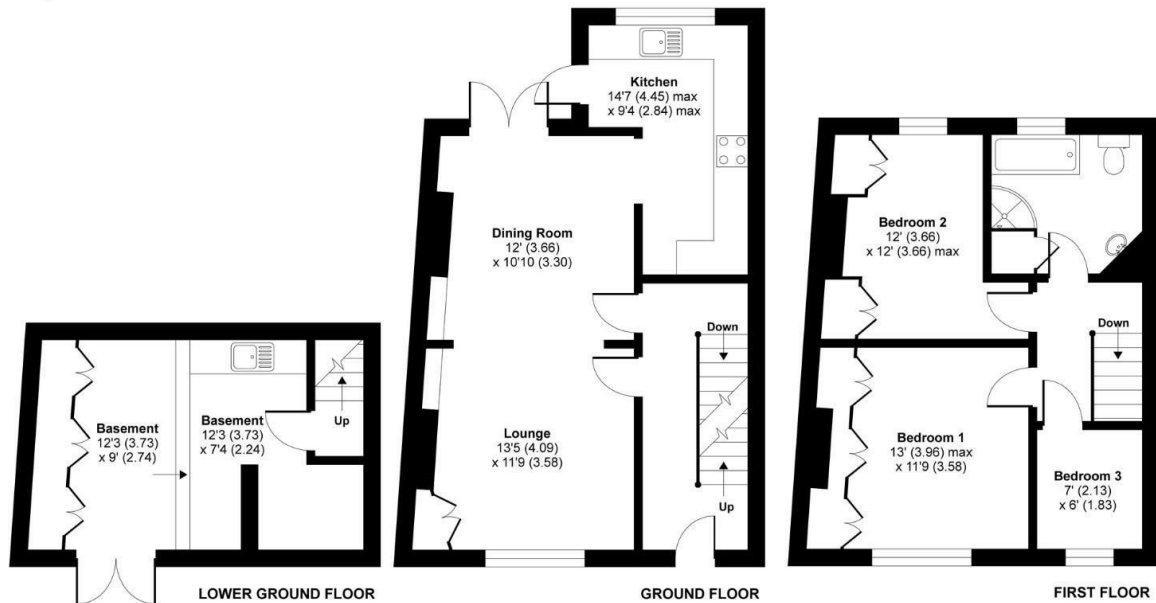
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Approximate Area = 1212 sq ft / 112.5 sq m

For identification only - Not to scale



Certified
Property
Measurer

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: 708297



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