



13 Cooper Road, Guildford GU1 3LY



COLLINS
Independent Estate Agent





13 Cooper Road Guildford GU1 3LY

£499,995

Freehold

A fine example of a totally refurbished Victorian Terraced house in the popular upper High Street conservation area of Charlotteville, just a short walk to Pewley Downs. My client purchased the cottage in need of total modernisation in 2015 when the meticulous renovation commenced. This included the rewiring and re plumbing using the existing combination boiler with new cast iron radiators controlled by a Nest system. Cosy underfloor heating was also added to the kitchen and wet room. The whole house was also re plastered and hand made sash double glazed windows added to the front elevation with a smart new bespoke door, in line with conservation planning requirements. The lovely "Handmade Kitchen of Christchurch" is stylish and modern with integrated fridge, oven, gas hob and electric oven. Other features to this immaculate home include high ceilings, a fireplace to the sitting room and a pretty cottage garden with a connecting residents only path way providing rear access.



- Renovated Victorian Terrace
- Conservation area
- Close to Downs and Upper High Street
- Two bedrooms
- Two reception rooms
- Refitted kitchen
- Wet room and en suite bathroom
- Pretty cottage style garden
- EPC - D





Cooper Rd is a truly unique place to settle in Guildford town with its strong Charlotteville 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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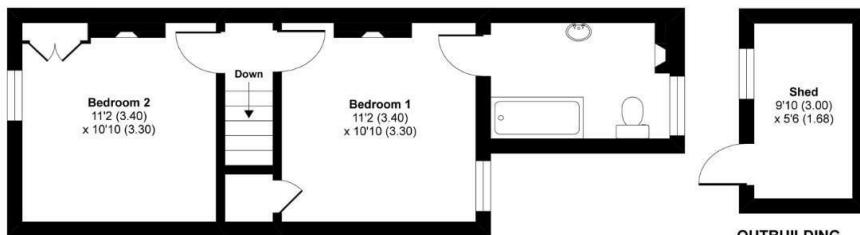
Cooper Road, Guildford, GU1

Approximate Area = 783 sq ft / 72.7 sq m

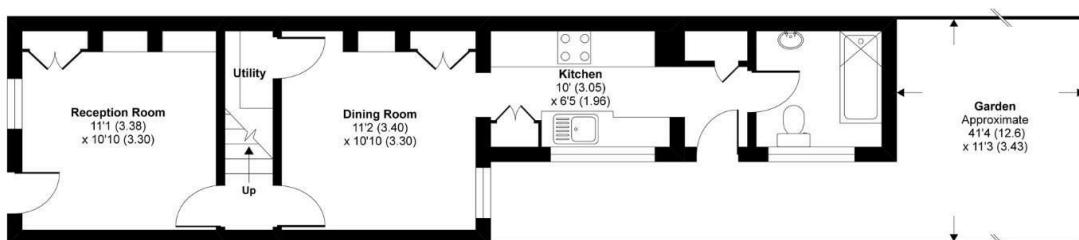
Outbuilding = 54 sq ft / 5 sq m

Total = 837 sq ft / 77.7 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2020.
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