



37 Stoke Fields, Guildford GU1 4LT





37 Stoke Fields Guildford GU1 4LT

Guide price £700,000 Freehold

A large three bedroomeed Victorian terrace house of character in the pedestrianised conservation area of Stoke Fields. The property features spacious accommodation with high ceilings that is very well presented over four floors featuring a converted loft and additional basement space. The property benefits from a new slate roof that was completed in 2019/2020, and partially double glazed with toughened glass replacement sash windows to the front. Also, a drywall-lined cellar that was converted prior to our clients ownership in 2004 is currently used as an office space with a WC and store. There are two nice sized receptions rooms with wooden floors and fireplaces and a log burner in the dining room. There is a well equipped a fitted kitchen. For the future there is a possibility of a side return kitchen extension that would be a lovely addition, subject to the usual consents. Outside the west backing garden is quiet, well kept and fully enclosed with a gate giving access to Stoke Grove and the two generous parking spaces that are on a license with GBC for 5 years at a cost of currently £1500 PA. We understand this is able to be applied for by the new owners.



- Sought after conservation area
- Victorian house of max 1435 sq/ft
- Three bedrooms
- Four floors
- Off street parking on licence from Guildford Borough Council
- First floor bathroom, downstairs cloakroom
- West backing garden
- Two reception rooms and basement
- EPC D, Council tax band D





NEW PRICE Stoke Fields is a lovely place to live with most of Guildford's 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, Stoke Park, 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.



Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

www.collinsguildford.co.uk



Stoke Fields, Guildford, GU1

Approximate Area = 1322 sq ft / 122.8 sq m

Limited Use Area(s) = 86 sq ft / 7.9 sq m

Outbuilding = 27 sq ft / 2.5 sq m

Total = 1435 sq ft / 133.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nliche.com 2025. Produced for Mark Collins (Guildford) Limited. REF: 1339702



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.