



Cemetery Lodge, 1 Weyside Road, Guildford GU1 1HZ
Freehold

CLARKE  GAMMON

CEMETERY LODGE 1 WEYSIDE ROAD GUILDFORD GU1 1HZ

On the instructions of
Guildford Borough Council

In need of modernisation
throughout

Character features

On street parking

Three bedrooms

Detached property

Scope to extend, subject to
consents

Elevated south facing
garden

Two spacious reception
rooms

No onward chain



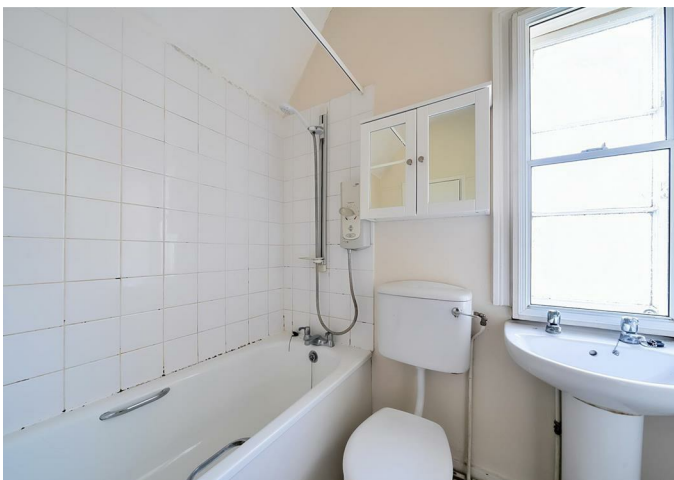
A unique detached property in a quiet location on the outskirts of the town centre, with scope to extend and improve, subject to the necessary consents.

THE PROPERTY

A superb opportunity to acquire a unique detached property located in a quiet location. Now in need of modernisation, this three-bedroom detached property offers excellent scope for further extension/conversion, subject to the necessary consents.

Arranged over two floors, the property benefits from well-proportioned accommodation on the ground floor, including two reception rooms and a kitchen. To the first floor, via a spacious landing are two well-balanced double bedrooms, with a further potential third bedroom/study which provides access to the bathroom.

The property enjoys an abundance of storage by way of an attached outbuilding and further brick built single storey outhouse, providing a good basis for further accommodation.



THE GROUNDS

The property enjoys a good sized south facing garden in an elevated position, with the benefit of a sun terrace. In addition to the garden the property has a courtyard patio to the rear. There is on street parking available in Weyside Road.

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILDFORD | 1.8 miles
LONDON WATERLOO | 32 MINUTES BY TRAIN

WORPLESDON | 3.7 miles
LONDON WATERLOO | 33 MINUTES BY TRAIN

CENTRAL LONDON | 32 miles

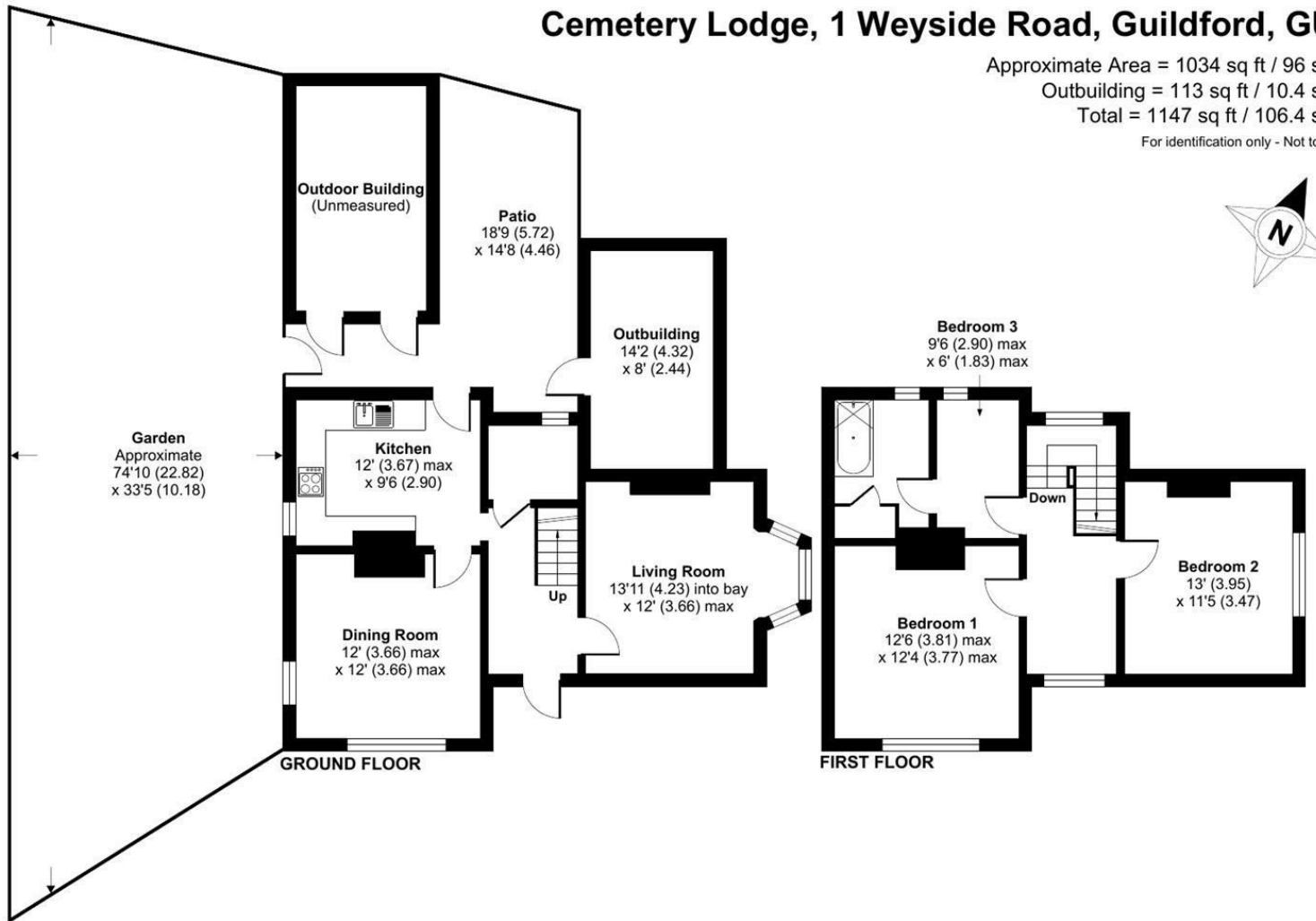
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Approximate Area = 1034 sq ft / 96 sq m
 Outbuilding = 113 sq ft / 10.4 sq m
 Total = 1147 sq ft / 106.4 sq m
 For identification only - Not to scale

LOCAL AUTHORITY
 Guildford Borough Council

COUNCIL TAX
 Band D

SERVICES
 Mains water, electricity, mains drainage
 gas central heating



1st July 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Clarke Gammon. REF: 1148685

CG GUILDFORD OFFICE
 4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY
 T: 01483 880900
 E: guildford.sales@clarkegammon.co.uk
 clarkegammon.co.uk

AGENT'S NOTE
 Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE | HASLEMERE OFFICE | LIPHOOK OFFICE | MAYFAIR OFFICE | AUCTION ROOMS
 T: 01483 880 900 | T: 01428 664 800 | T: 01428 728 900 | T: 0870 112 7099 | T: 01483 223101

