



64 Stoke Fields, Guildford, Surrey, GU1 4LS

CLARKE  GAMMON

64 STOKE FIELDS, GUILDFORD, SURREY, GU1 4LS

SEMI-DETACHED VICTORIAN
HOME

TWO DOUBLE BEDROOMS

DOWNSTAIRS BATHROOM

TOWN CENTRE LOCATION

NO ONWARD CHAIN

VERY NICELY PRESENTED
HOME

TWO RECEPTION ROOMS

POPULAR STOKE FIELDS AREA

CLOSE TO BOTH RAILWAY
STATIONS

EPC: D



**A Victorian semi-detached house,
quietly situated in Guildford within
the Stoke Fields conservation area,
just a few minutes walk from Waitrose
and with Stoke Park, the High Street
and both railway stations and all
close by.**

THE PROPERTY

An attractive semi-detached Victorian house that is very well presented throughout whilst retaining many of the character features including cast iron fireplaces and a useful basement. Stoke Fields is a lovely place to live in a unique street located within a conservation area with most of Guildford's attractions being within walking distance. Vacant possession with no onward chain.

Accommodation comprises: entrance with door to hallway; living room (currently used as a bedroom) with cast iron feature fireplace; dining room with brick surround fireplace, laminate wood flooring and door opening to the rear garden; kitchen with fitted white units and contrasting laminate worktops and laminate wood flooring; downstairs bathroom fitted with a white suite comprising bath, basin, W.C., part-tiled walls and laminate wood flooring. Upstairs, on the first floor there are two double bedrooms with fitted cupboards and laminate wood flooring. There is also a useable basement room (currently set up as a living/TV room) and a small office/work area in the loft space complete with Velux roof window.



THE GROUNDS

To the front of the property, there is a walled garden with pathway to front entrance and flanked by areas laid to lawn. The enclosed rear garden is a good size and mostly hard landscaped with paving and shingle with a secure fenced perimeter. There is also a brick-built outbuilding/storage shed.

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 HIGH STREET | 0.4 miles

LONDON ROAD STATION | 0.6 miles

GUILDFORD MAINLINE STATION | 0.6 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 31 miles

HEATHROW AIRPORT | 22 miles

Stoke Fields, Guildford, GU1

Approximate Area = 1165 sq ft / 108.2 sq m

Outbuildings = 81 sq ft / 7.5 sq m

Total = 1246 sq ft / 115.7 sq m

For identification only - Not to scale

LOCAL AUTHORITY

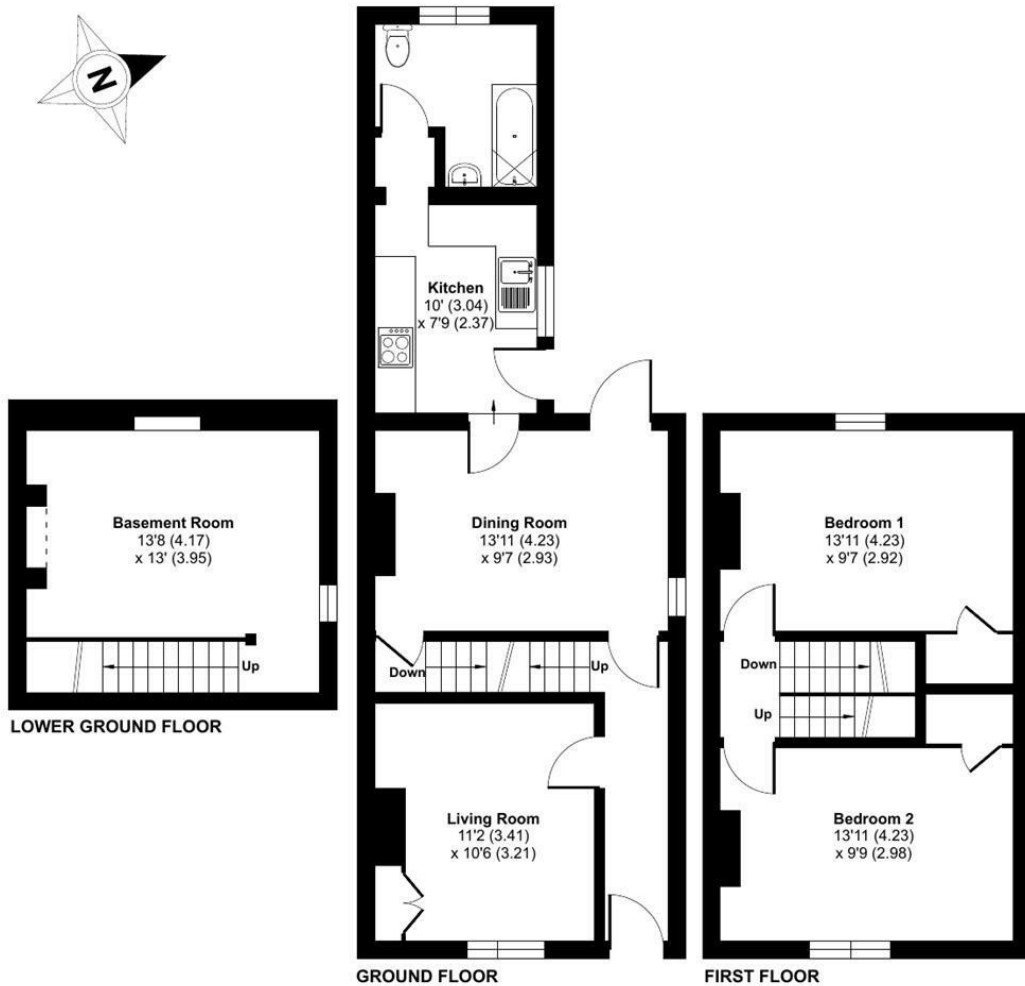
Guildford Borough Council

COUNCIL TAX

Band: D

SERVICES

All mains services connected



17th February 2025

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Clarke Gammon. REF: 1244319

CG GUILDFORD OFFICE

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DIRECTIONS

SAT NAV REF (Post Code: GU1 4LS)

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
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
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MAYFAIR OFFICE
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