



Exceptional period house overlooking Guildford castle

Castle Gate, 1 Castle Hill, Guildford, Surrey, GU1 3SX

Freehold

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Enviably positioned next to Guildford Castle • No onward chain • Potential to create a stunning family home • Over 5000 sq ft of accommodation • Adjoining annexe • Off street parking for multiple vehicles

Description

Castle Gate is a prominent character property which occupies an outstanding elevated location next to the Guildford Castle grounds, on one of the town's premier residential roads. Set in beautiful grounds, the property now provides great scope for a new owner to restore it to what will be an exceptional private family residence. Until recently Castle Gate has been utilised as a care home and is to be sold with vacant possession and no onward chain.

The main building is set over three floors and a large unconverted attic. The ground floor comprises of two large reception rooms to the front both with feature bay windows, a further reception room and conservatory to the rear and a kitchen. To the first floor, via a well-proportioned hallway and sweeping staircase, are five bedrooms. The lower ground floor includes two further bedrooms, a laundry room, boiler room and storage room. All three floors can be accessed via a lift. Throughout the building are a series of shower rooms to cater for each bedroom and a family bathroom. Adjoining the main building is a self-contained annexe which can be accessed internally via the main house if desired with its own private sitting room, kitchen, bathroom and bedroom.

The property is approached via a large driveway which can

accommodate multiple vehicles and also via a set of ornate steps to the front. To the rear of the property is a secluded garden which offers privacy and access to both the main house, annexe and side access to the front garden and parking. The garden also offers direct, private access to the Castle Grounds via a lockable gate.

Situation

Guildford offers a comprehensive range of shopping, leisure and cultural amenities, including a multiplex cinema, the Yvonne Arnaud Theatre and Spectrum Sports and Leisure Centre.

The property is served by London Road railway station plus the mainline station at Guildford, offering a fast and frequent service into London Waterloo, with journey times from around 35 minutes. The A3 provides access to London, the south coast and Heathrow and Gatwick airports via the M25 at Wisley.

There is an excellent selection of state and private schools in the area, including The Royal Grammar School, Tormead, Lanesborough, George Abbot and Guildford High School.

The nearby Surrey Hills, an Area of Outstanding Natural Beauty, offers outstanding opportunities for walking, cycling and riding.

Tenure: Freehold





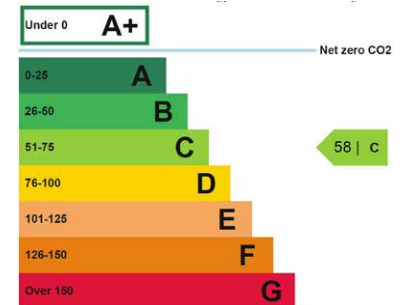
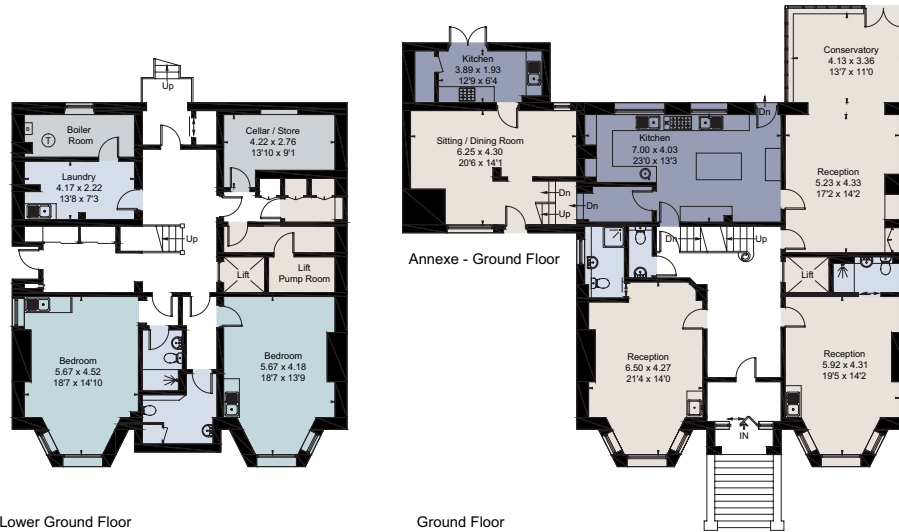
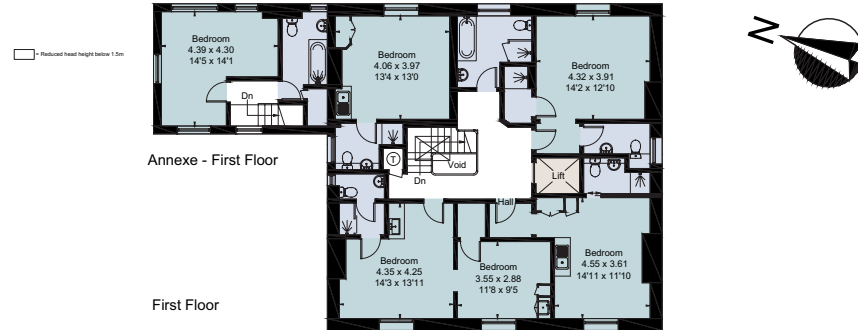
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Approximate Area 5388 sq ft / 500.6 sq m (Excluding Void)
Including Limited Use Area (44 sq ft / 4.1 sq m)



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