

Three spotlights are positioned at the top of the frame, casting a bright, circular glow onto a white rectangular sign below. The sign is centered and contains the text 'Coming soon' in a large, bold, black sans-serif font. The background is a soft, light blue gradient.

# Coming soon

Inner Court, Pewley Hill, Guildford, Surrey, GU1 3SP

[www.keatsfearn.co.uk](http://www.keatsfearn.co.uk)

**keatsfearn**  
independent estate agents 

\* Potential building plot for 2 Houses, subject to p/p \* 1950's bungalow \* 4 bedrooms \* 2 bathrooms \* 4 receptions \* double garage \* approx. 0.75 acres \* great views \* walking of Guildford & favoured schools \* requires substantial refurbishment \* no chain

### **Situation**

Inner Court is situated in a very private yet convenient location at the end of a private driveway off Pewley Hill and within a short walk of the open spaces of The Downs. Set in one of the most elevated locations in Guildford, Inner Court is delightfully secluded yet within a short walk of the town centre and all its amenities, at the bottom of the hill. Here the historic cobbled high street offers a large range of shops with adjoining shopping malls and many restaurants and bars.

There are also many schools in walking distance, including Pewley Down Infants School which is very close by, Holy Trinity Junior School, and the Royal Grammar School, Tormead, Lanesborough and the High School within the town.

The mainline station with its commuter services to Waterloo is just under a mile on foot.

### **Description**

This sale presents an enviable opportunity to acquire a detached a flat roofed bungalow dating back to around the 1950's which now requires substantial modernisation or potential replacement, subject to necessary planning consents being granted.

Situated on the site of an old Victorian Fort this property now comprises of approximately 2,225 sq ft of living accommodation, including a sitting room which measures approximately 18' x 16' 5" and three further reception rooms and a study.

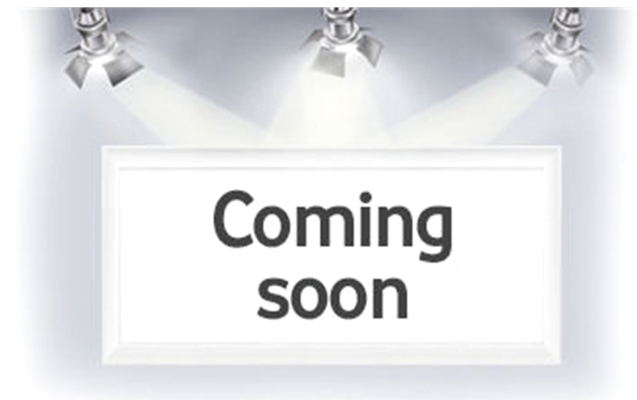
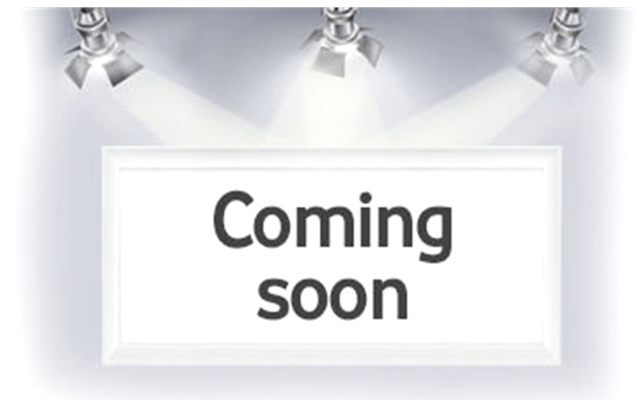
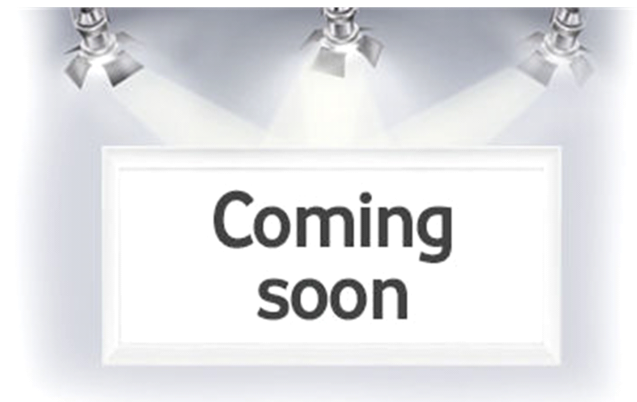
There are four good size bedrooms with three benefiting from fitted wardrobes and two separate bathrooms.

There is also a double garage and attached workshop/garden store.

The property stands in approximately 0.75 acres and this includes the old dry moat which is of concrete construction.

Guilford Borough Council - Tax Band G - Annual charge for 2016/2017 is £2,742.15.

EPC: G (7)



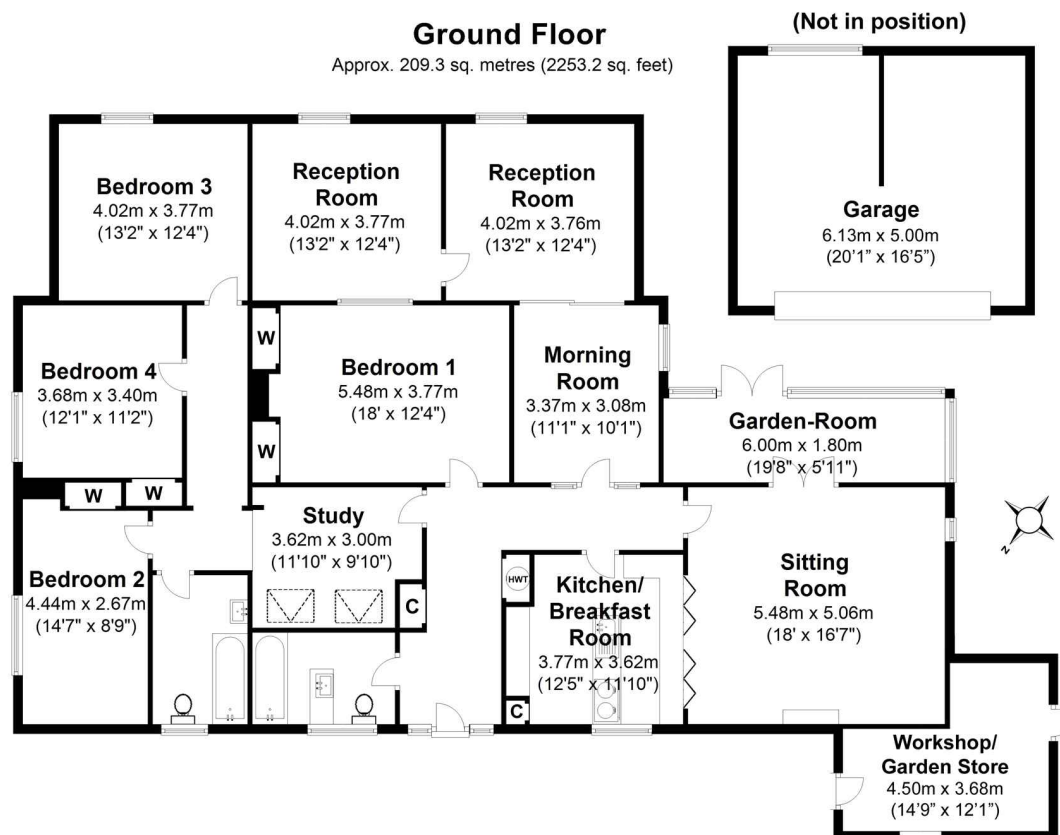
## Directions

From the bottom of the High Street, bear right into Quarry Street and turn first left into Castle Street. Take the first right hand turning into South Hill and turn immediately left into Pewley Hill. Carry on up the hill passing the turnings to Poyle Road, Harvey Road and Semaphore Road and turn right opposite the covered reservoir into Pewley Point. Bear left and Inner Court will be found straight ahead.

## Price

Guide Price £1,250,000

# Inner Court, Pewley Hill, Guildford, GU1 3SP



House area: approx. 209.3 sq. metres (2252.9 sq. feet)

Garage & Workshop area: approx. 43.9 sq. metres (472.5 sq. feet)

Total area: approx. 253.2 sq. metres (2725.4 sq. feet)

This plan is for layout guidance only.

Measurements are for general guidance  
only and must not be relied upon

## Viewing by strict appointment with

**Keats Fearn: 01252 718018 or 01252 726711**

The services, systems and appliances listed in this specification have not been tested by Keats Fearn and no guarantees as to their operating ability or their efficiency can be given.



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