



Character cottage overlooking Guildford Castle grounds, offering potential for alternative uses, subject to planning permission.

- Attractive setting within Guildford Castle Grounds
- Central location close to the High Street
- Approximately 2,090 sq ft arranged over two floors
- Character features including red-brick elevations and a slate roof
- Gated external area with patio and planting
- Requires refurbishment throughout
- Potential for cafe, leisure or other uses, subject to planning permission



Location

Castle Grounds Cottage occupies an attractive position within Guildford Castle grounds, just off Castle Street and behind The March Hare. The property overlooks the landscaped gardens, war memorial and nearby bowling green, within easy walking distance of Guildford High Street and its shops, restaurants and cafes. Guildford railway station provides regular services to London Waterloo, while the A3 offers connections to London, Portsmouth and the M25.

Description

The property comprises a detached, two-storey former cottage of red-brick construction beneath a pitched slate roof, with twin chimney stacks and double-glazed windows. The accommodation is currently arranged as a kitchen, office, living room and sitting room on the ground floor, with three bedrooms and a bathroom above. Externally, the property benefits from a gated path and a mixture of patio, grass and planted areas. The premises require substantial refurbishment and offer an opportunity for an incoming occupier to adapt the accommodation to their requirements, subject to the necessary consents. Part of the building is currently occupied separately by the local bowls club. Open for all type of uses.

Accommodation

Name	sq ft	sq m	Availability
Unit	2,090	194.17	Coming Soon
Total	2,090	194.17	

Rent

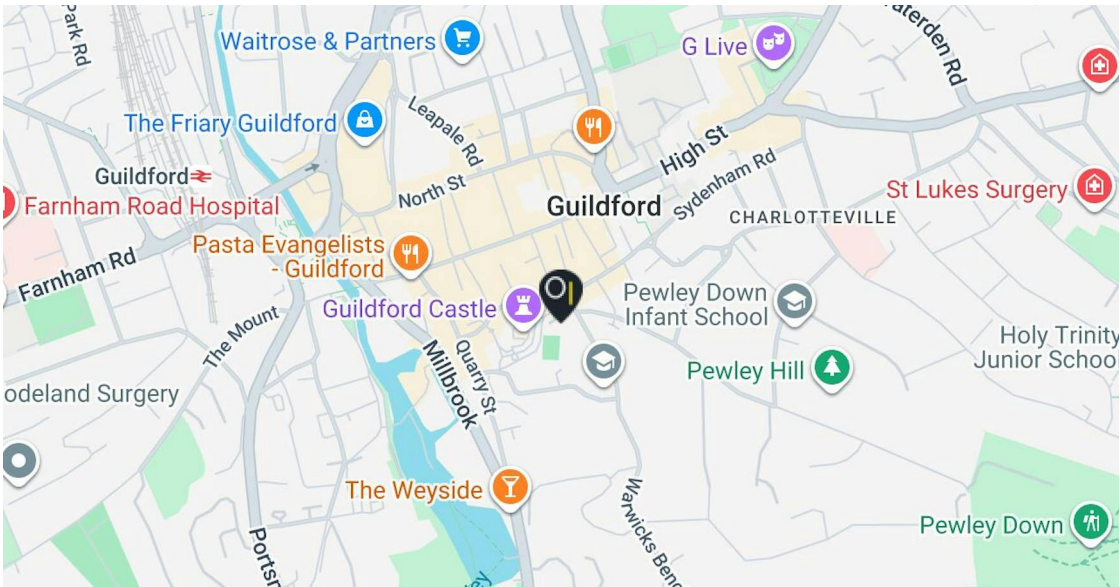
£25,000 per annum

EPC

D (65)

Legal costs

Each party to bear their own legal costs incurred in the transaction.



Contact

Tom Quelch

T: 01483 300176
M: 07456 899972
E: tom@owenisherwood.com

Kieran Morgan

T: 01483 300176
M: 07904377405
E: Kieran@owenisherwood.com

owenisherwood.com | 01483 300 176
1 Wey Court. Mary Road, Guildford, Surrey GU1 4QU

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