

**55 Guildford Road, Surrey Hills, VIC, 3127**

**Sold House**

Monday, 15 May 2023

55 Guildford Road, Surrey Hills, VIC, 3127

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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James Tostevin

## **"Ranmore" - c1918**

Graciously proportioned, elegant and versatile, this c1918 solid brick home has been sympathetically extended to provide a home meeting the requirements of today's family.

Nestled within leafy garden surrounds, a tiled verandah opens to a wide central hallway featuring timber floors and decorative fretwork, off which is a beautiful formal dining room with bay window, elegant sitting room with fireplace and a spacious home office. Breathtaking in scale, the light-filled, open plan informal dining and living room is served by a well-appointed kitchen, including a Rosière Paul Bocuse double oven and cook top, and a walk-in pantry. French doors open out to the lush private north-facing garden with a tranquil water feature. The main bedroom, with bay window, includes a walk-in robe and lavish marble ensuite. Also downstairs is a second marble bathroom and a wine cellar. Upstairs are four additional double bedrooms with robes. With a generous-sized retreat and third bathroom, this provides a separate children's area. A large double garage, with bike shed and workshop, is accessed from Sir Garnet Road.

A short walk away are Union Road village, Canterbury Sportsground and Chatham station, providing excellent access to elite schools. The home is comprehensively appointed with an alarm, ducted heating, RC/air-conditioning, 4th toilet, laundry with chute and drying cupboard, irrigation, water tanks, wine cellar and ample storage. Land size: 766sqm approx.