



Superb apartment in a highly desirable location

Flat 1 Pinehurst, 10 Aldersey Road, Guildford, Surrey, GU1 2ES

Share of Freehold



Beautifully presented throughout • Open plan kitchen/ living room • Sitting room with bay windows • 3 bedrooms • 2 bath/shower rooms • Cellar and wine store • Private garden • Garage and off street parking

Local information

This apartment enjoys a most convenient situation in one of Guildford's premier roads, close to the wide range of amenities the town offers. These include extensive high street shopping, two theatres, multiplex cinema, the G-Live entertainment venue and a wide variety of bars and restaurants. There are two railway stations offering regular services to London Waterloo, with journey times from about 35 minutes. Road connections are also good, with ready access to the A3 connecting in turn with the M25 for the airports and national motorways.

The area has a wide choice of schools, including Tormead, St Peter's, Lanesborough, George Abbot, Guildford High and the Royal Grammar.

Leisure and sporting opportunities include the Spectrum sports and leisure centre, golf at Guildford Golf Club, racing at Ascot, Epsom and Sandown Park and fishing at Albury. Just over half a mile away, Merrow and Pewley Downs offer lovely walking and cycling routes that continue into the Surrey Hills where Newlands Corner, Chantry Wood and St Martha's Hill provide stunning views.

About this property

Flat 1 is an impressively refurbished and generously sized ground floor apartment, within a beautiful period building dating from circa 1905.

Surrounded by a large private garden on three sides, a garage and off street parking for multiple cars, the benefits of the location and plot are complemented perfectly by the internal contemporary finish. The apartment offers over 1800 sq ft of accommodation including a discreet and useful cellar.

The large and private entrance hall leads to the three double bedrooms, two of which benefit from large bay windows. The impressive sitting room features a traditional cast iron fireplace and further bay windows with delightful views on to the garden. The open plan kitchen/breakfast room with skylight windows is an excellent space, ideal for entertaining. The well appointed kitchen has been fitted with oiled wood worktops, Smeg range cooker and integrated appliances, and flows beautifully through to the open plan dining area with French doors opening on to the garden. The kitchen provides access to the cellar hatch, leading to two rooms and a wine store, neatly tucked away beneath the room itself. The accommodation is completed by a modern bathroom and a separate family shower room.

The private garden wraps around the building on three sides and is considerable in size. From the rear French doors of the kitchen/diner is a large patio area with a pathway leading to the front, whilst the rest of the garden is laid to lawn. The detached garage is located on the south side of the garden.





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Gross internal area (approx) 1884 sq ft

Outbuildings 190 sq ft

Total 2074 sq ft

Savills Guildford

01483 796 800

guildford@savills.com



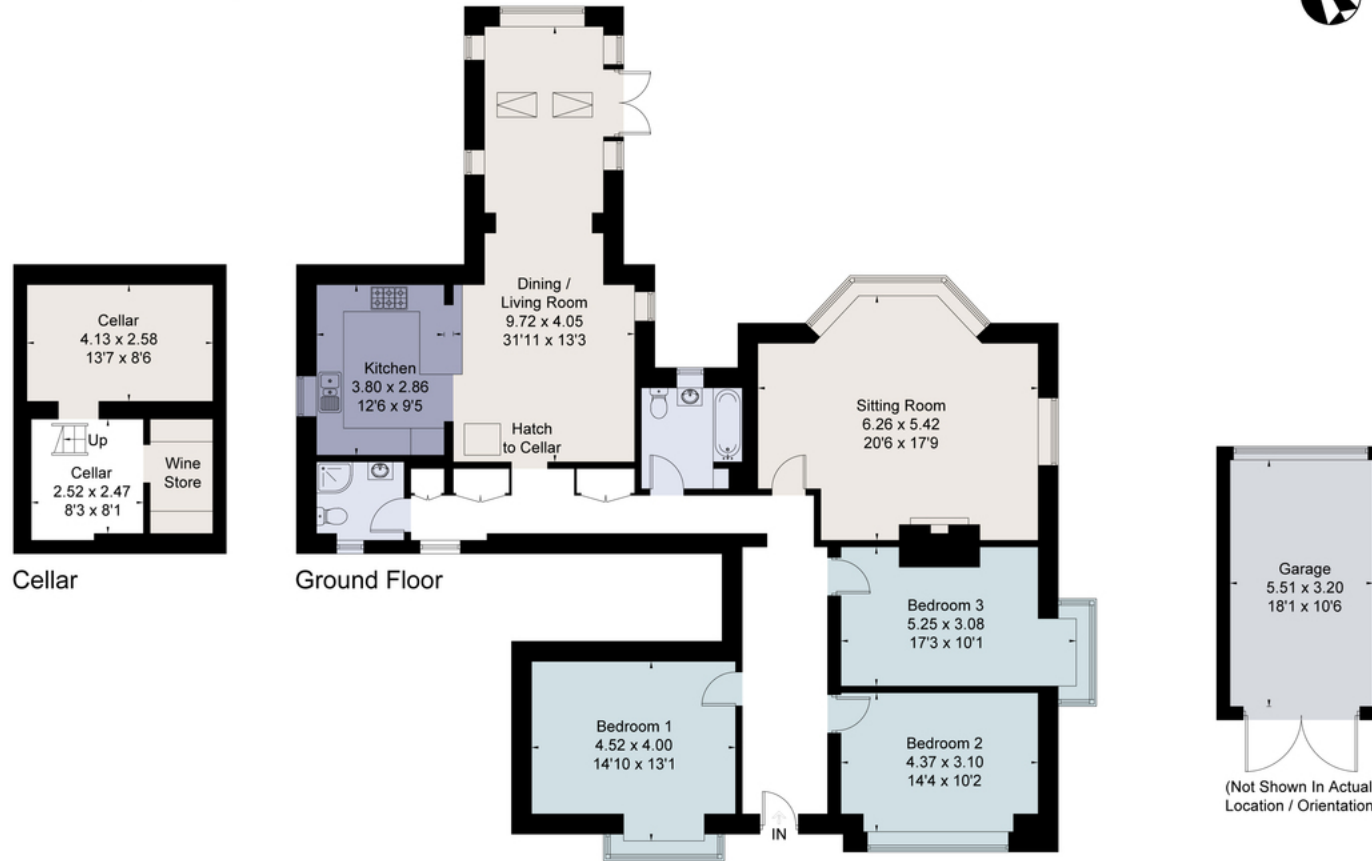
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Approximate Floor Area = 1884 sq ft / 175 sq m

Garage = 190 sq ft / 18 sq m

Total = 2074 sq ft / 193 sq m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	77
EU Directive 2002/91/EC			

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