



Exceptional apartment in a highly desirable location

Flat 1, Grove End House, 12 Pit Farm Road, Guildford, Surrey, GU1 2JH

Share of Freehold



Sought after road in central Guildford • Sitting room with bay windows and fireplace • Three bedrooms • Two bathrooms (one en suite) • Converted cellar / guest bedroom • Private garden • Summer house

Local information

The property enjoys a particularly convenient location, close to the High Street and London Road station, which provides a service into London Waterloo. There is also a frequent service into London Waterloo from the mainline station, with journey times from about 36 minutes. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports.

There is an excellent choice of schools in the immediate area including George Abbot and St Peter's CE Primary, as well as a number of highly regarded independent schools such as Tormead, Lanesborough, Guildford High School and the Royal Grammar School.

Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Stoke Park offers a wonderful green space nearby and includes the Spectrum Sports and Leisure Centre and the Guildford Lido open-air swimming pool.

Guildford lies on the northern edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country.

About this property

Grove End House is a wonderful conversion of a Victorian house positioned on one of Guildford's most popular residential roads.

Flat 1 represents a beautiful apartment with many charming features one would expect of a property from this era such as well proportioned rooms, bay windows and open fireplaces.

The sitting room is an excellent size with high ceilings, ornate corning and is filled with natural light, this leads to the dining room and modern kitchen to the rear.

The cellar has been converted and is currently presented as a guest bedroom with a separate cloakroom.

There are three well proportioned double bedrooms (one en suite) and a family bathroom.

The property has the benefit of a large private rear garden with a pleasant terraced seating area and a summer house.

Private parking is offered at the front of the of the building.

Tenure

Share of Freehold

Local Authority

Guildford Borough Council

EPC rating = D

Viewing

Strictly by appointment with Savills





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Gross internal area (approx) 1443 sq ft

Outbuildings 250 sq ft

Total 1693 sq ft

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Approximate Area = 1443 sq ft / 134.1 sq m
 Cellar = 198 sq ft / 18.4 sq m
 Summer House = 52 sq ft / 4.8 sq m
 Total = 1693 sq ft / 157.3 sq m
 Including Limited Use Area (28 sq ft / 2.6 sq m)
 For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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