



Ground floor apartment in a gated development

31 St. Martins Mews, Pyrford, Woking, Surrey GU22 8TE

Share of Freehold



Ground floor • Private patio • Allocated parking • Gated development • Communal grounds and two tennis courts

Local information

Pyrford, the name's original meaning being the Ford by the Pear Tree, is a village with ancient roots and heaps of history.

St Nicholas Church was built in 12th Century. With doors tall enough to allow a horse rider to enter without dismantling and high windows, to protect the congregation from attack, it has many stories to tell. Not least that Pyrford was visited many times by Elizabeth I and she gave a Silver chalice to the church.

The village is a best kept secret of the area. It is easy to miss it if driving through. Yet, for those who live there, it is rural and peaceful with a handful of shops including an excellent butchers and Co-op, yet is close enough to Guildford, Woking and London to also enjoy the vibrancy of town life for work and leisure.

The area in general served well with an excellent selection of schools both in the private and state sectors including Pyrford Church of England primary school, Guildford High School for Girls, Guildford Grammar, St George's Weybridge, St Catherine's and the American School at Cobham.

The county town of Guildford lies some 8 miles to the south with its extensive range of shops, cafes, restaurants, theatre, cinema complex and the Spectrum leisure centre.

The area in general provides excellent walking facilities with the RHS at Wisley just 2 miles away. There are golf courses at Pyrford Golf Club, Wisley, St George's Hill, Burhill, Wentworth, Sunningdale and The Berkshire, racing at Sandown Park and Ascot, Polo at the Guards Polo Club, Smiths Lawn, Windsor and The Royal Berkshire Polo Club.

The A3 and M25 (Junction 10) is about 3 miles providing fast access to London, the south and Heathrow and Gatwick airport.





About this property

Forming part of this highly regarded gated development, this ground floor apartment offers well planned accommodation, a private patio and access to stunning communal grounds and two tennis courts.

The spacious reception room is accessed from the entrance hall and is a light and spacious living area. Leading directly from the reception room is the private patio which has access to 20 acres of beautiful parkland and two tennis courts. The well equipped kitchen is also set off the entrance hall.

There is a modern bathroom and a good sized bedroom with fitted wardrobes also benefits from views over the lovely grounds.

The property further benefits from gated allocated parking.

Tenure

Share of Freehold

Local Authority

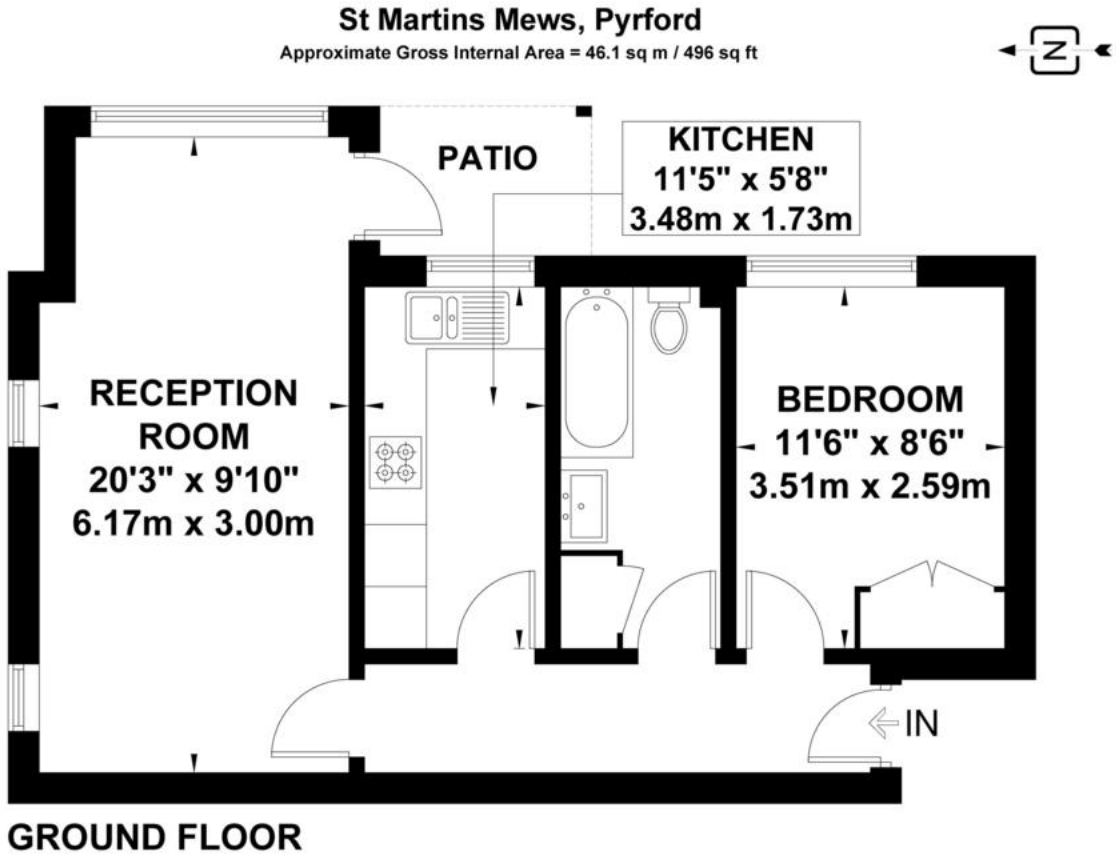
Woking Borough Council

EPC rating = C


Viewing

Strictly by appointment with Savills





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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purpose only. Measured and drawn accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	74	76
(55-68) D		
(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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