



CGI Image

5a Echo Pit Road, Guildford, Surrey

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BNP PARIBAS GROUP 

5a Echo Pit Road, Guildford, Surrey GU1 3TW

A brand new, executive home with an artfully landscaped garden, in close proximity to a wealth of amenities.

Guildford High Street 1 mile, Guildford railway station 1.5 miles, London Heathrow 23 miles, London Gatwick 24 miles, Central London 34 miles

EPC Rating: B

The Property

The ground floor accommodation flows from a generous reception hall which gives access to a sitting room with a bay window alcove, and a drawing room that offers a fireplace focal point and bi-folding doors to connect to the rear garden.

Glazed internal doors link to the adjoining kitchen/breakfast room, where further bi-folds afford a seamless transition to the outside, offering a convenient setting for entertaining and a relaxed family lifestyle. Fitted with smart, dark-wood cabinetry, stone work surfaces and integrated appliances, the kitchen is a sociable space with an island unit incorporating a breakfast bar.

On the two upper floors, there are five bedrooms, a beautifully-appointed family bathroom and an equally stylish shower room. The principal room on the first level offers a luxurious retreat with a dressing room and a contemporary en suite bathroom, whilst at the top of the house an attic room provides a generously proportioned flexible-use space.

Outside

Brick pillars, topped by stone orbs, mark the access point onto a length of driveway at the front of the home, which provides parking and leads to the integral garage. Pathway routes to the garden at the rear are available to each side of the house and connect to terracing spanning the rearward aspect where outdoor dining and relaxation can be enjoyed.

The outside environment has been landscaped to accommodate the incline of the site, with retaining walls constructed of vertically stacked timber sleepers.

A series of steps rise to a lawned setting, with a curved gravel pathway creating a design feature and a connection with the planted bed at the far margin. Planting pockets within the paving and at boundaries are filled with a thoughtfully-selected collection of evergreen, floral and architectural shrubs and perennial plants.

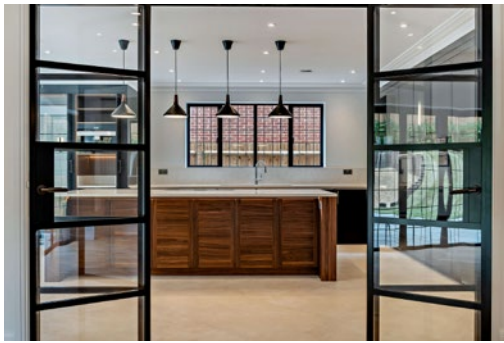
Location

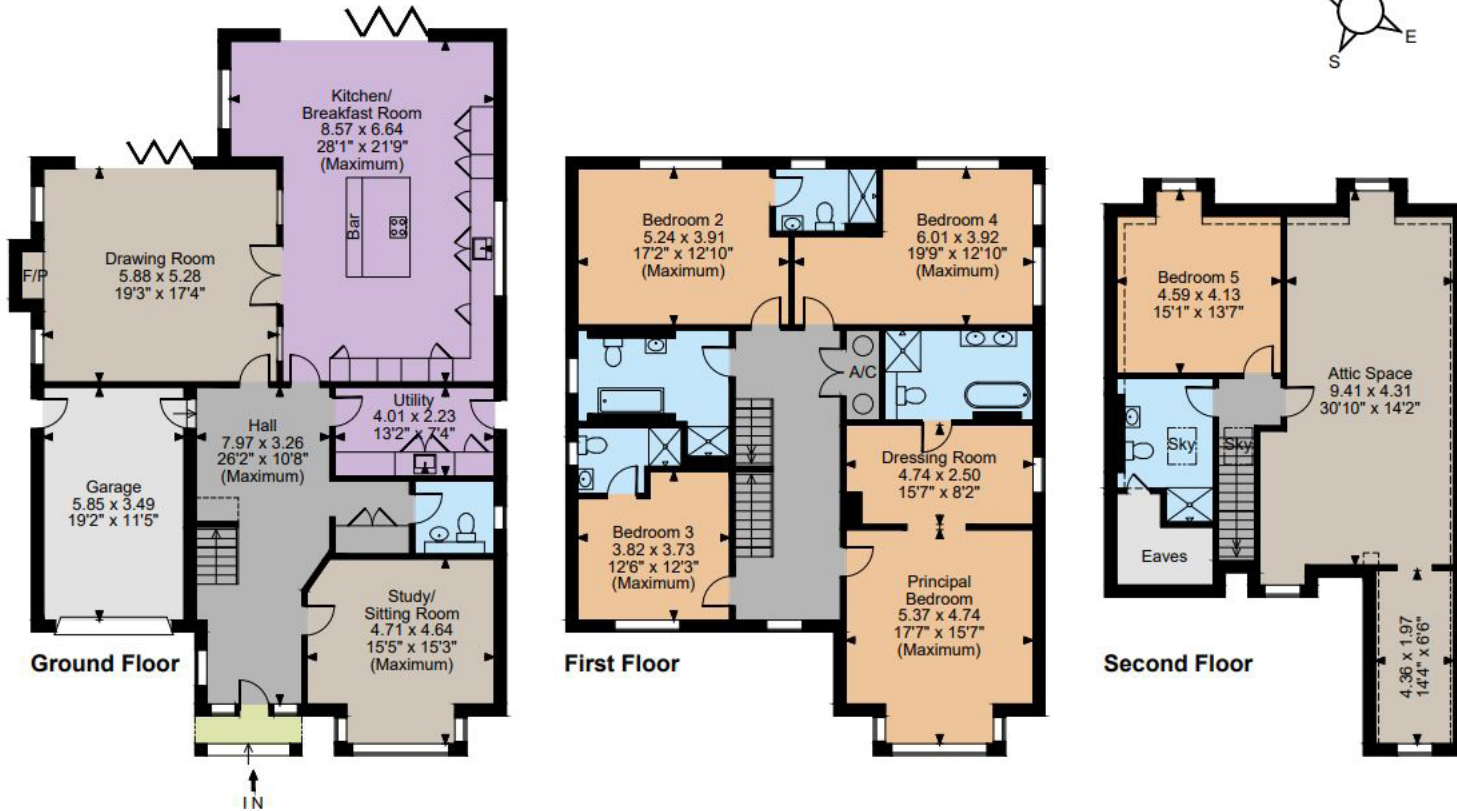
The property is well situated for easy access to the historic town centre and the mainline station. The High Street provides an extensive range of shops, cafes and restaurants, with Guildford also offering excellent leisure and cultural amenities, including the Odeon cinema complex, Yvonne Arnaud, Electric and G Live Theatres.

Transport links are comprehensive with rail services for commuters into central London and the A3, A25 and M25 provide road users with journeys across the south east and connections to the national motorway network.

Well regarded schooling in the vicinity includes Holy Trinity, Pewley Down School, Guildford County School, Royal Grammar School, Guildford High, Tormead, George Abbott, and St Catherine's School in Bramley.







The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Directions

From Strutt and Parker's Guildford office, turn left onto the A3100. At the roundabout take the 2nd exit and immediately turn right to join Jenner Road.

At the T-junction, turn right onto Harvey Road and then take the right turn to join Pewley Hill. Turn left onto South Hill/Warwicks Bench, followed by a left turn to Warwicks Bench Road. Follow the sharp right-hand bend to join Echo Pit Road where the property will be found on the right.

What 3 Words: ///zone.zest.when

General

Local Authority: Guildford Borough Council

Council Tax: To be assessed

Tenure: Freehold

Square Footage: 4,400 sq ft

Guide Price: £3,000,000

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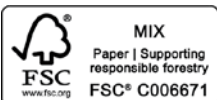
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