



10 Pinewood House  
115 Epsom Road, Guildford, GU1 2LE

**STRUTT  
& PARKER**  
BNP PARIBAS GROUP

## A contemporary penthouse apartment, ideally situated just moments from the High Street

Forming one part of an exclusive development of modern apartments, Number 10 offers well-designed and presented, bright and airy accommodation. The property offers an uncomplicated and up-to-date living environment with the added benefit of two south-east facing balcony settings.



**2 RECEPTION ROOMS**



**3 BEDROOMS**



**2 BATHROOMS**



**2 ALLOCATED PARKING SPACES**



**COMMUNAL GARDEN**



**LEASEHOLD**



**TOWN**



**1,694 SQ FT**



**GUIDE PRICE  
£865,000**



### The property

With its modern architectural design, Pinewood House features red-brick and painted render elevations, with steep tile-hung gables and ornate wrought-iron balcony structures. The lift, operated by a passcode for complete security, arrives directly to a lobby in the apartment.

Inside, the top floor position of the apartment allows angled, high ceilings formed by the sloping aspects of the roofline creating unique form and ensuring an airy ambience, with underfloor heating throughout. Warm-toned wood flooring extends from the lift lobby, throughout the daytime accommodation providing practicality and a pleasing sense of cohesion to the living spaces whilst the bedrooms and staircase are carpeted. There is ample storage, including a cloaks cupboard in the lift lobby and a large all-purpose cupboard off the hallway. French doors, flanked by double-height windows, provide access to the two balcony settings, ensuring that both reception areas are bathed in natural light and maintain a seamless connection to the outdoors. These rooms comprise a

relaxed sitting room and a convivial dining room which adjoins the kitchen. Fitted with sleek cream cabinetry and black stone work surfaces, the kitchen has integrated appliances including oven, hob, combination oven/microwave, fridge/freezer, dish washer and washer/dryer and the advantage of two skylight windows allowing light to flood inside.

An inner hallway links to two bedrooms and the well-appointed family bathroom. To the opposite aspect, the principal room provides a luxurious retreat with dressing area and a stylish en suite bathroom featuring twin sinks, a bath tub and separate shower cubicle.



## Outside

The two apartment buildings are set back from the roadway, with fencing backed by mature conifers providing a good degree of privacy to the frontage. Curved brick walls mark the access point onto the driveway which leads to the parking areas in front of the properties. There are planted beds with shrubs and perennial plants which create visual appeal, with paved pathways to the entrance doors. To the rear, a large expanse of lawn is framed by majestic mature trees and shrubs and provides a communal outdoor setting, whilst Number 10 has two good-sized balconies which offer private spots for al fresco dining and relaxation

## Location

Pinewood House is conveniently situated on a bus route within easy reach of the historic town centre of Guildford with its extensive range of retail, recreational and cultural amenities. There are numerous cafés, bars and restaurants providing venues for socialising, as well as entertainment at the Yvonne Arnaud Theatre, Electric and G Live. For sports enthusiasts, facilities are available at the Surrey Sports Park and The

Spectrum Sports Centre and golfers have access to courses at Clandon Regis, Sutton Green and Hurtmore Golf Clubs. The mainline station has direct trains to London and road-user have access to the A3, linking with the M25, whilst for travel further afield, London Heathrow and Gatwick Airports are easy to reach. The Guildford area is renowned for its excellent range of schooling in both the state and independent sectors.



## Distances

- Guildford High Street 1.1 mile
- London Gatwick Airport 23 miles
- London Heathrow Airport 23 miles
- Central London 30 miles

## Nearby Stations

- London Road railway station
- Guildford railway station
- Shalford railway station

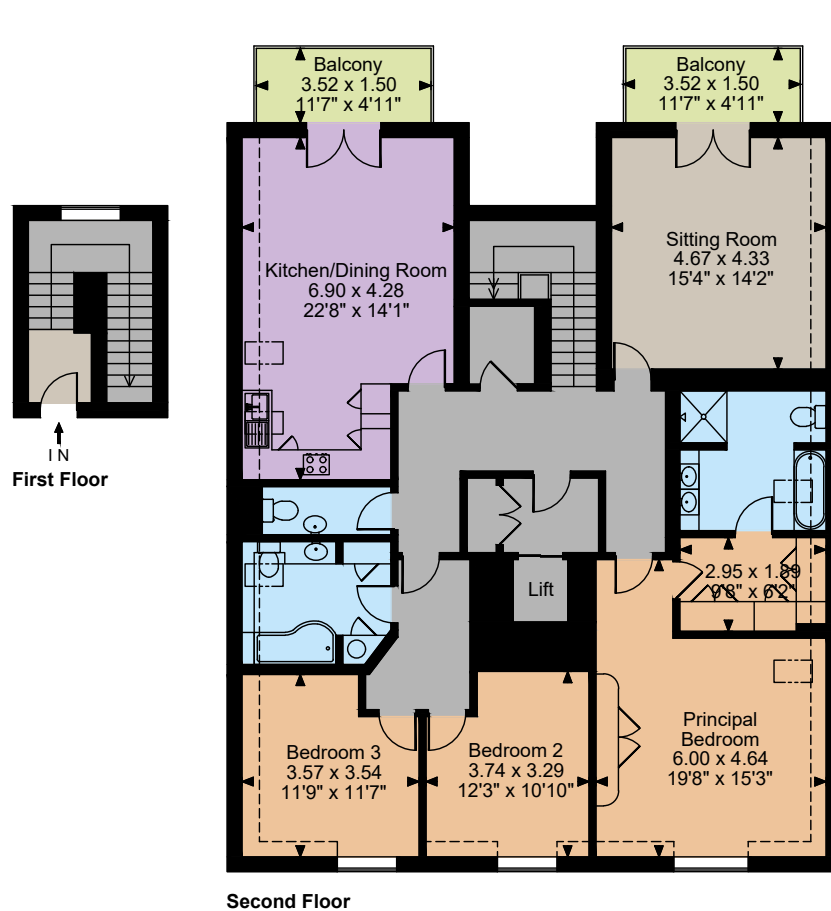
## Key Locations

- Guildford Castle
- Guildford Museum
- Pewley Down Nature Reserve
- Loseley Park (House & grounds)
- RHS Garden Wisley

## Nearby Schools

- Royal Grammer School
- Boxgrove Primary School
- St Thomas of Canterbury Catholic Primary school
- Holy Trinity CofE Aided Junior School
- Tormead School
- Guildford High
- George Abbott
- St Catherine's School in Bramley





First Floor

Second Floor

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

□□□□ Denotes restricted head height

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## Floorplans

Main House internal area 1,694 sq ft (157 sq m)

Balcony external area 114 sq ft (11 sq m)

Total area 1,808 sq ft (168 sq m)

For identification purposes only.

## Directions

GU1 2LE

///What3words: shares.skirt.talent - brings you to the driveway

## General

**Local Authority:** Guildford Borough Council

Tel: 01483 505050

**Services:** Mains water, electricity and drainage.

**Mobile and Broadband checker:** Information can be found here <https://checker.ofcom.org.uk/en-gb/>

**Council Tax:** Band E

**EPC Rating:** TBC

**Tenure:** Leasehold. 999 year lease from 1 July 2013.

**Service Charge:** 24% of the cost for the lift and 16% of the cost for the building. Estimated at £4,500. (2025)

**Ground Rent:** £250 per annum. (2025)

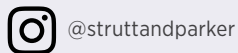
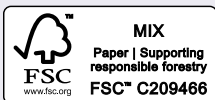
## Guildford

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