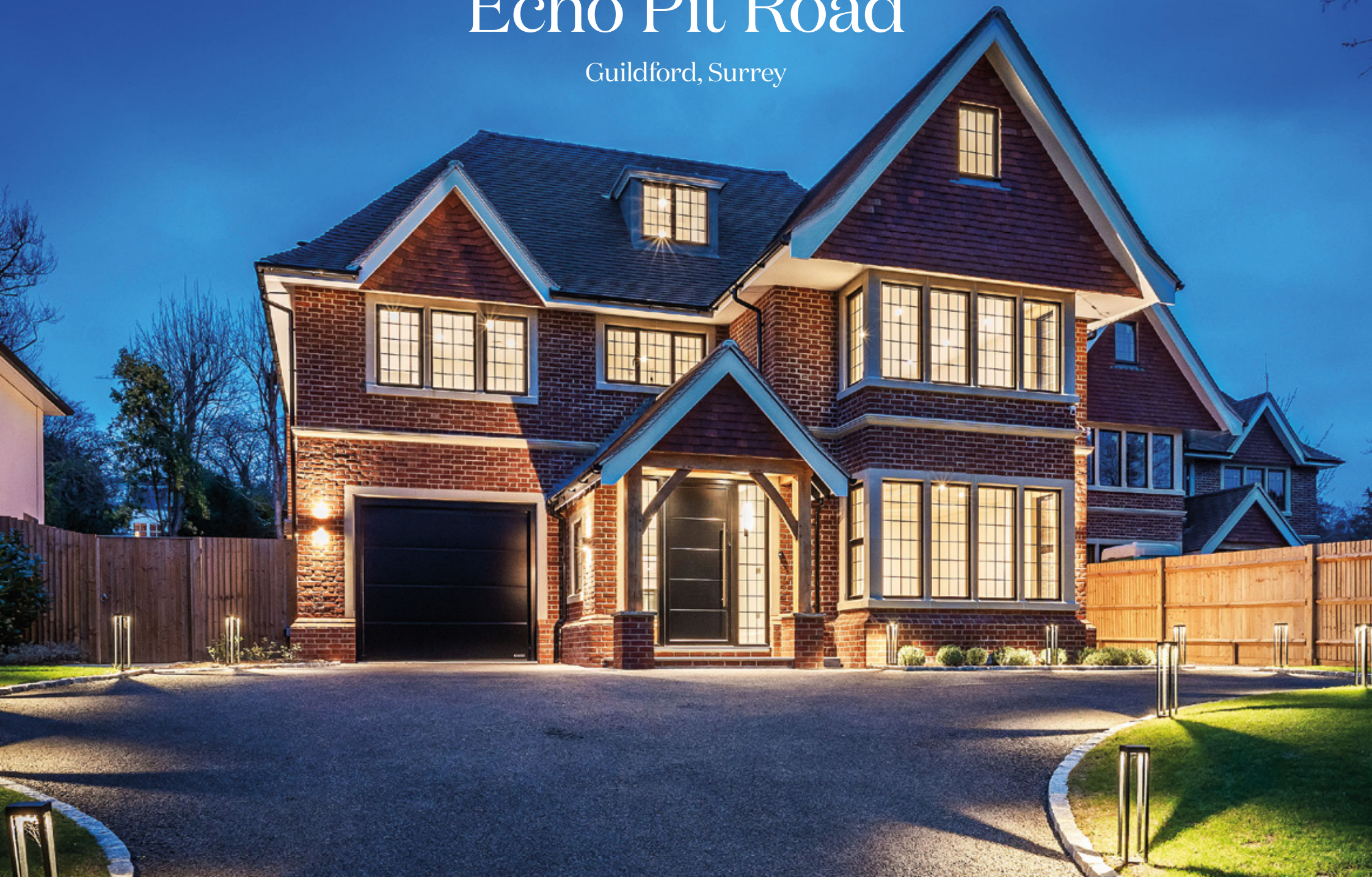


# Echo Pit Road

Guildford, Surrey







Literally on the doorstep of The Chantries,  
just one mile from Guildford High Street is  
this brand new luxurious family home of over  
4,400 sq ft built to the highest of standards.

Guildford's Upper High Street 1 mile, Guildford station 1.3 miles (from 32 minutes to London Waterloo). A3 (Guildford northbound) 2.3 miles,  
A3 (Guildford southbound) 2.5 miles, M25 (Junction 10) 9.5 miles, Heathrow Airport 24.7 miles, Gatwick Airport 27.5 miles, Central London 32.4 miles  
(All distances and times are approximate)

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6

  
5

  
3

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### Summary of accommodation

**Ground Floor:** Reception hall | Drawing room | Kitchen/breakfast/dining room | Family room/study | Utility room | Cloakroom

**First Floor:** Principal bedroom with dressing room and en suite | Three further double bedrooms | Three bath/shower rooms (two suites)

**Second Floor:** Two further bedrooms (five and six) or versatile use as games room | Storage/dressing area

**Garden and Grounds:** Impressive landscaped front and rear gardens | Significant driveway parking | Beautiful external lighting  
Large rear entertaining terrace | EV charging point | Power and data available by entrance for electric gates

In all about 0.213 acres



## Situation

This impressive property is perfectly landscaped literally on the door step of impressive countryside, just opposite the Chantries Woods with direct links to the Pewley Downs, St Marthas Hill and Newlands Corner within a short distance away. Yet despite the tranquil setting the property is ideally located just one mile from Guildford High Street making this standout property benefit from both town and country living

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.



**Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.



**Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.



## Echo Pit Road

Located on one of Guildford's premier roads, Echo Pit Road is this impressive newly built detached home offering a spacious and comfortable living environment. The property comprises six bedrooms and spans approximately 4,402 sq ft, providing ample space for a growing family or those who enjoy entertaining.

The house features an imposing yet traditional architectural style, seamlessly blending modern amenities with a timeless design. The property is beautifully appointed throughout offering a mix of classic charm and contemporary convenience.

Inside, the layout includes a formal drawing room with a feature fireplace, and impressive ceiling designs. The kitchen is well-equipped and designed for both functionality and style, making it ideal for home cooks and family gatherings and provides plenty of space round the significant breakfast island or in front of the bi-fold doors leading out to the beautiful landscaped gardens.











The principal bedroom suite provides a grand setting with its own dressing area and en suite bathroom, while the remaining bedrooms are well-proportioned and versatile, suitable for family members or guests. There are four further bath/shower rooms to service the five bedrooms.

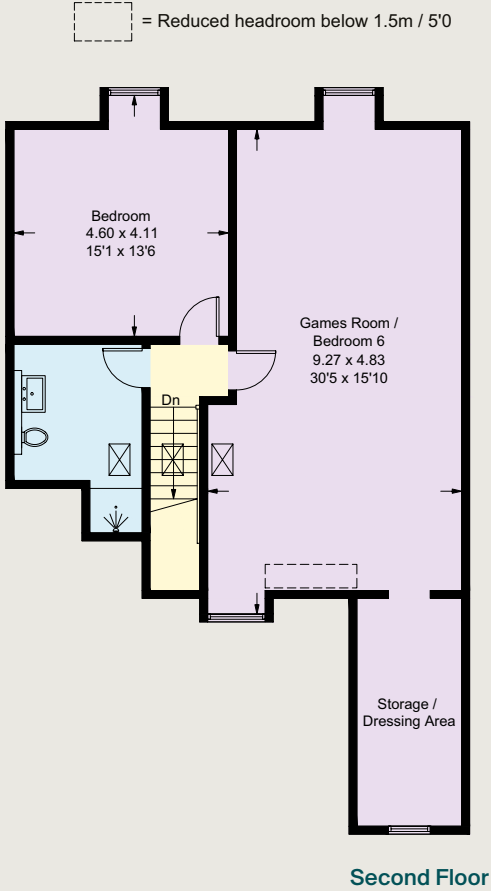
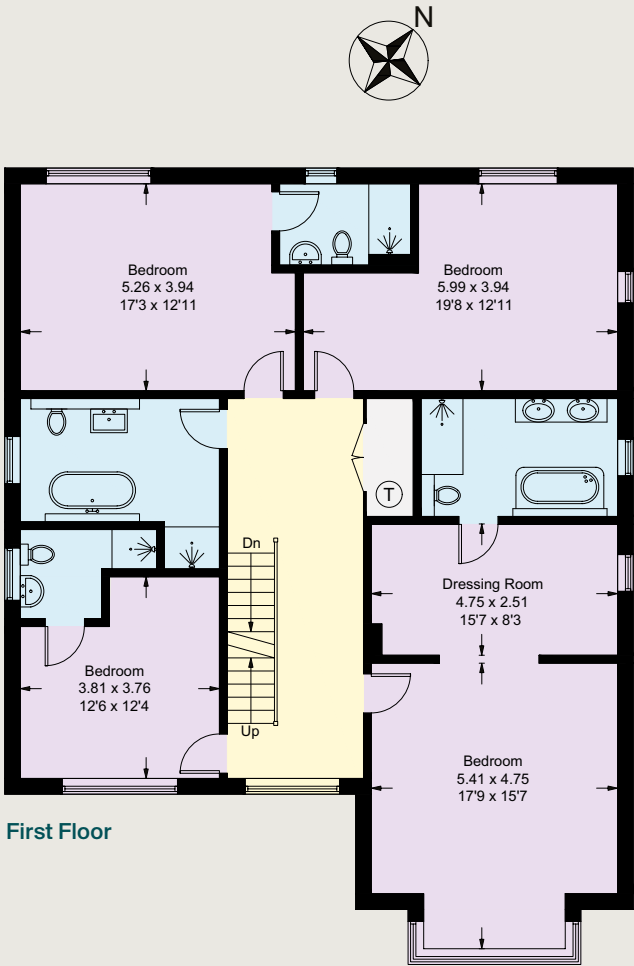
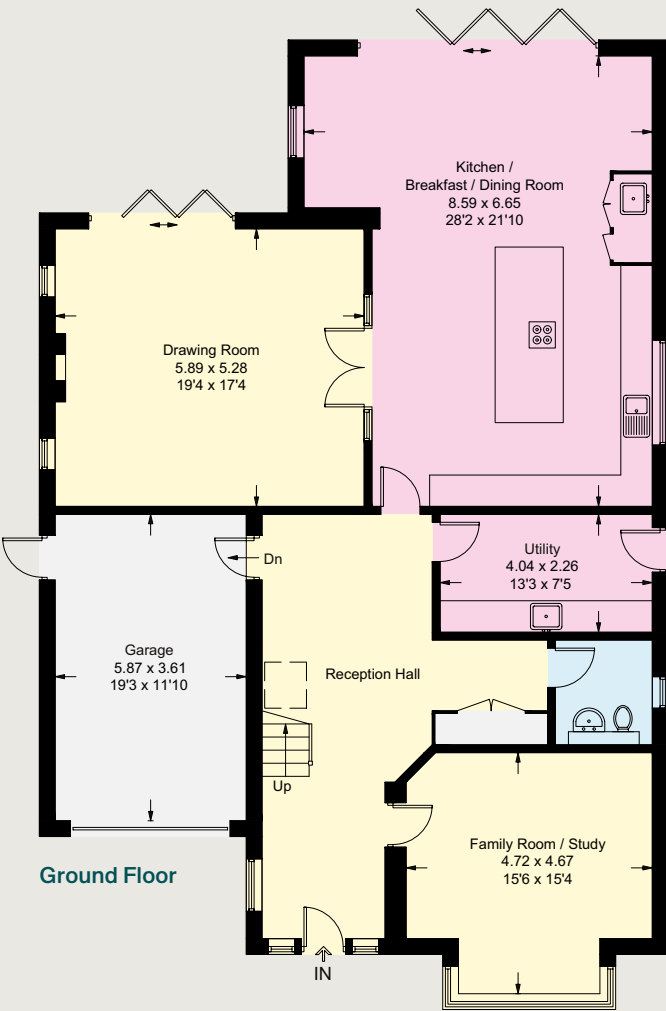
The sixth bedroom on the second floor is of a significant size and could be used as a games room, gym or cinema should the need be required.





FLOOR PLAN

Approximate Gross Internal Floor Area  
408.9 sq m / 4,402 sq ft  
(Including Garage)



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

LIVING SPACES



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Garden and grounds

The outdoor space is a standout feature, with landscaped gardens that offer a peaceful escape from daily life. The property boasts a significant driveway with pleasant of feature exterior lighting and a useful EV charger.



Property Information

Services

We are advised by our clients that the property has mains water, electricity and drainage. Heating via two air-sourced heat pumps.

Tenure

Freehold

Local Authority

Guildford Borough Council: 01483 505050

Council Tax

Band G

EPC Rating

B

Directions

Postcode: GU1 3TW

What3words: ///enhancement.clap.filled

Viewings

Viewing is strictly by appointment through the joint agents, either Knight Frank or Chantries & Pewley's.

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