



41 The Shimmings, Boxgrove Road, Guildford, Surrey, GU1 2NQ CLARKE C·G GAMMON 1919

41 THE SHIMMINGS, BOXGROVE ROAD, GUILDFORD, SURREY, GU1 2NQ

- NO ONWARD CHAIN WITH VACANT POSSESSION
- HIGHLY-REGARDED LOCATION
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- GARAGE IN BLOCK
- WELL MAINTAINED GROUNDS
- CLOSE TO LOCAL SHOPS
- EPC: C



THE PROPERTY

Offered with no onward chain, an exceptional opportunity to acquire a spacious three-bedroom top-floor apartment within the highly regarded development of The Shimmings, set in immaculately manicured landscaped grounds in the sought-after Boxgrove area of Guildford. This established residential setting is celebrated for its leafy surroundings, excellent local shops, and highly regarded schools, while offering convenient access to Guildford town centre and mainline station.

The apartment extends to approximately 1,229 sq ft and features a welcoming entrance hall leading to a generous reception room and kitchen, with ample space for dining. Large double-aspect windows overlook the beautifully manicured communal grounds. The shaker-style kitchen is well appointed with an electric oven and hob with cooker hood, stainless steel sink, integrated dishwasher and fridge freezer, and a dedicated cupboard with space for a freestanding washing machine and tumble dryer. Adjoining the living area is a snug, perfectly suited as a home office. There are three double bedrooms, each with built-in storage, and two well-designed bathrooms. The three-piece bathroom includes a bath with shower over, basin and WC, complemented by a mirror and heated towel rail, while the separate three-piece shower room offers a shower, basin vanity unit with mirror and storage, WC, and heated towel rail. Parquet flooring runs throughout, adding character and warmth to the interior.

The property is offered with its own garage located in a separate block and benefits from no onward chain. Combining generous living space with a prime location, The Shimmings presents an outstanding opportunity for those seeking a stylish and adaptable home in Guildford.



LEASE INFORMATION

Tenure: Leasehold

Lease Length: 999 years from 1964, 938 years remaining

Service Charge: £2,210 paid bi-annually

Ground Rent: £15 per year

SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.

GUILFORD TOWN CENTRE | 1.5 miles

GUILFORD MAINLINE STATION | 2 miles

LONDON ROAD STATION | 1.2 miles

LONDON WATERLOO | 37 MINUTES BY TRAIN

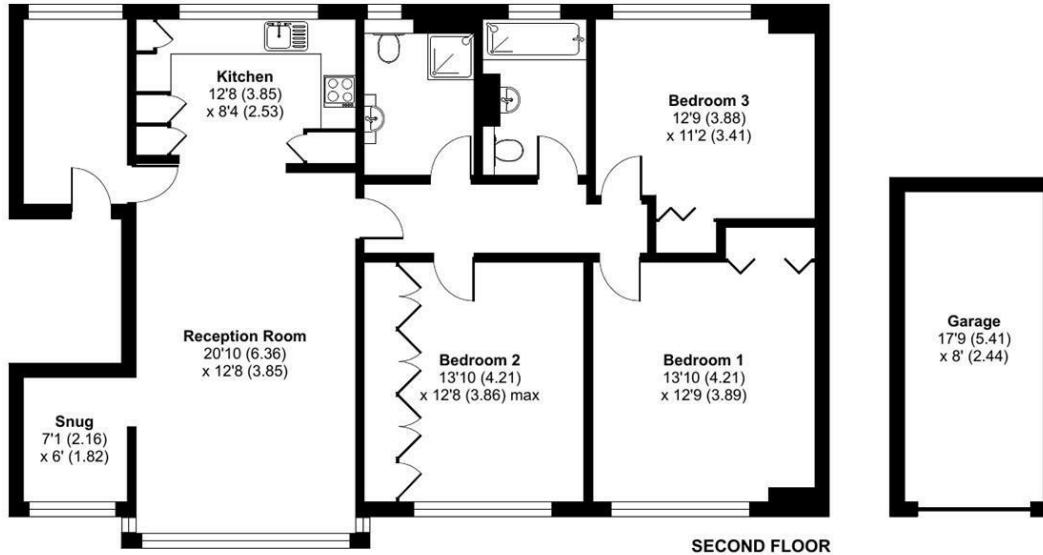
GODALMING | 6.1 miles

CENTRAL LONDON | 30 miles

HEATHROW AIRPORT | 22 miles

The Shimmings, Boxgrove Road, Guildford, GU1

Approximate Area = 1229 sq ft / 114.2 sq m
 Garage = 143 sq ft / 13.3 sq m
 Total = 1372 sq ft / 127.5 sq m
 For identification only - Not to scale

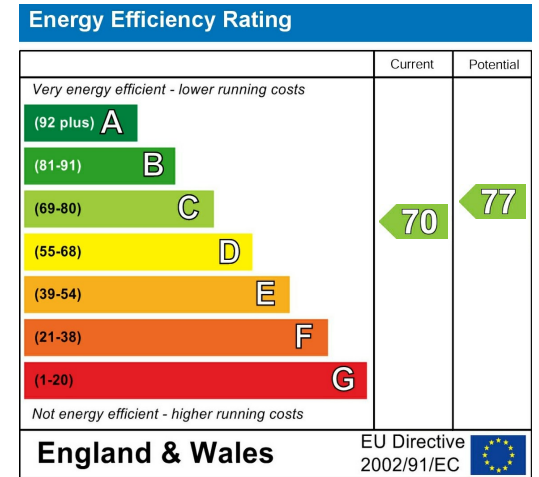


LOCAL AUTHORITY
 Guildford Borough Council

COUNCIL TAX
 Band E

SERVICES
 Mains water, electricity, mains drainage
 gas central heating

26th December 2025



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © n°cheom 2025. Produced for Clarke Gammon. REF: 1389295

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DIRECTIONS
 Sat nav ref - GU1 2NQ

AGENT'S NOTE
 Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE T: 01483 880 900 | HASLEMERE OFFICE T: 01428 664 800 | LIPHOOK OFFICE T: 01428 728 900 | MAYFAIR OFFICE T: 0870 112 7099 | AUCTION ROOMS T: 01483 223101

