
PINKS HILL
Wood Street Village





AT A GLANCE

Converted 1950s bungalow with exposed timber detailing
Extensive glazing bringing natural light into the principal rooms
Generous dining room with double doors onto the garden
Separate sitting room with fitted shelving
Kitchen with wooden worktops and integrated appliances
Ground floor bedroom with exposed beams and built-in storage
Principal bedroom with bespoke blinds, balcony and views
West-facing garden with patio, established lawn and mature trees
Off-street parking and detached garage

Tenure: Freehold. **Council Tax Band**: E. **EPC**: C

Approximate Gross Internal Area 1720 sq ft - 160 sq m
(Excluding Garage)
Ground Floor Area 1051 sq ft – 98 sq m
First Floor Area 669 sq ft – 62 sq m
Garage Area 194 sq ft – 18 sq m



FROM THE AGENT



Carramar has a real sense of individuality, and that starts from the moment you arrive. The approach along the track, opening onto the private driveway and attractive brick and flint frontage, gives the house a sense of seclusion that's quite unexpected.

Inside, it's the architecture that really stands out. The extensive glazing brings in so much natural light, while the exposed timber adds warmth and character. I particularly like how the dining room opens onto the west-facing garden, and upstairs, the principal bedroom is a wonderful space, with its striking glazing, private balcony and far-reaching outlook.

Surrounded by mature greenery this is a remarkably peaceful, location yet Guildford is just over three miles away. It's this combination of distinctive architecture, privacy and convenience that makes Carramar stand out.

Warmly,

Iwan

Iwan Hall,
Associate



THE SETTING



Carramar occupies an attractive position on Pinks Hill, within the sought-after area of Wood Street Village. The approach is particularly appealing, with a generous gravelled driveway providing off-street parking and access to the detached garage. Mature planting and a distinctive combination of brick, flint and exposed timber give the house an individual appearance, while the first-floor balcony adds architectural interest to the front elevation.

Wood Street Village retains a strong sense of its rural character, with a traditional village green and pond at its heart. The White Hart pub, village shop, Wood Street Infant School and Nursery, and established cricket club all contribute to village life, while the surrounding countryside provides an attractive backdrop.

Broadstreet, Backstreet and Rydes Commons are close by, offering an extensive network of woodland walks and open grassland. Guildford is just over three miles away, providing a wider choice of independent shops, restaurants, theatres and leisure facilities.

For commuters, Guildford and Worplesdon stations offer rail services to London Waterloo, with further fast connections available from Woking. Local bus services connect the village with Guildford, while the A3 provides access towards the M25, London and the south coast.





LIVING ROOM

From the gravelled driveway, the front door opens into a welcoming entrance hall, with the principal ground-floor rooms arranged to either side.

To the left, the living room is an elegant space, with exposed timber beams and large windows overlooking the front garden. The proportions allow for a generous seating arrangement, while the natural light and timber detailing give the room a distinctive character.

Double doors connect the living room to the dining room beyond, allowing the two spaces to flow together or be closed off when a quieter, more private setting is preferred. This flexibility is a particular strength of the layout, providing a more intimate sitting room without losing its connection to the main entertaining space.

Across the hallway, a second room mirrors the living room's generous proportions. Currently arranged as a bedroom, it features exposed beams, built-in storage and glazing overlooking the front garden, offering substantial ground-floor accommodation with the same attention to light and architectural detail.









KITCHEN & DINING

The dining room is one of Carramar's most impressive spaces, extending to over 20 feet in length and bringing together generous proportions, exposed timber and distinctive architectural detailing.

Wooden flooring runs throughout, while a log-burning stove creates an inviting focal point. The room comfortably accommodates a substantial dining table, with the sculptural timber spiral staircase rising to the first floor and adding a striking feature to the space.

Double doors open onto the west-facing garden, where a paved terrace provides a natural continuation of the dining area. The connection between the two is particularly appealing, allowing the garden to become part of the room during warmer months and providing an attractive outlook throughout the year.

The adjoining kitchen is thoughtfully arranged, with traditional cabinetry, wooden worktops and integrated appliances. A central peninsula defines the preparation area while providing additional workspace and informal seating, creating a practical distinction between cooking and dining without separating the two.

Overhead, a double skylight introduces daylight into the kitchen, while exposed timber detailing echoes the character of the adjoining dining room. Together, the spaces offer a considered combination of architectural interest and everyday practicality.




FAULKNER'S
SWEET
ROSEMARY
TOBACCO




ROSEMARY
TOBACCO





ACCOMMODATION

The first-floor principal suite is a particular highlight of Carramar, occupying an impressive vaulted space where exposed timber beams and carefully positioned skylights celebrate the character of the conversion.

Feature glazing follows the roofline, with bespoke blinds and doors opening onto a private balcony overlooking the village green and countryside beyond. The adjoining en suite is appointed with a walk-in shower, contemporary fittings and useful storage beneath the eaves.

An additional room on this floor provides valuable flexibility, lending itself perfectly to use as a home study, hobby room or walk-in wardrobe.

A ground-floor bedroom features exposed beams, built-in storage and attractive windows overlooking the front garden. The generous ground-floor living room mirrors these proportions and is equally suited for use as a bedroom, depending on individual requirements. A family bathroom on the ground floor completes the accommodation, featuring contemporary tiling, a bath with shower, wash basin and WC.















THE GARDEN

The garden is a particular highlight, extending across a generous, level plot with an expanse of lawn framed by mature planting. The depth of the garden and its leafy boundaries create an attractive sense of privacy, with a wonderfully open aspect that can be appreciated from the principal living spaces.

A paved terrace sits directly beyond the dining room, providing an elegant setting for outdoor dining and entertaining. Double doors create a close connection between the house and garden, while the westerly orientation allows the terrace to enjoy the afternoon and evening sun. The grounds also provide space for a greenhouse or potting shed, offering opportunities for those with an interest in gardening. Side access provides a convenient route between the front and rear gardens.

To the front, Carramar enjoys an attractive outlook across a small green. A raised deck extends along the front of the living room and ground-floor bedroom, offering a quieter place to sit with a morning coffee or a book while taking in the surroundings.

The detached garage is a substantial and adaptable space, distinguished by its elevated ceiling and exposed roof structure. In addition to garaging and storage, it offers scope for a dedicated home office, creative studio or hobby room, subject to any necessary alterations and consents. A generous gravelled driveway provides off-street parking, completing the approach to this distinctive home.













Chantries & Pewleys

01483 405222
guildford@chantriesandpewleys.com
2 St Mary's Terrace, Mill Lane, Guildford, Surrey GU1 3TZ