



ECHO PIT HOUSE

26 Fort Road, Guildford, GU1 3TE



HILL CLEMENTS



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26 Fort Road, Guildford
Surrey, GU1 3TE

A detached family house of 4,000 sq ft, built in the early 1950's, by a local architect for his own occupation, and carefully designed to take full advantage of the glorious south facing views over local villages and towns to Haslemere and Hindhead on the horizon, in one of the best south-facing gardens in the town's most sought after residential roads, only 100 metres from the open Downs and half a mile from the High Street.

**5 BEDROOMS: 4 BATHROOMS (3 EN SUITE):
ENTRANCE HALL: CLOAKROOM: DRAWING
ROOM: SITTING ROOM: DINING ROOM: STUDY:
KITCHEN/BREAKFAST ROOM: SMALL UTILITY
ROOM: DOUBLE GARAGE: WORKSHOP: GENTLY
SLOPING SOUTH FACING GARDEN OF 0.53
ACRES WITH GLORIOUS VIEWS OF THE
CHANTRY WOODS AND FAR-REACHING VIEWS
OVER THE WEY VALLEY**

High Street – 0.5 mile.
Main line station (Waterloo 38 mins) – 1 mile.

01483 300 300

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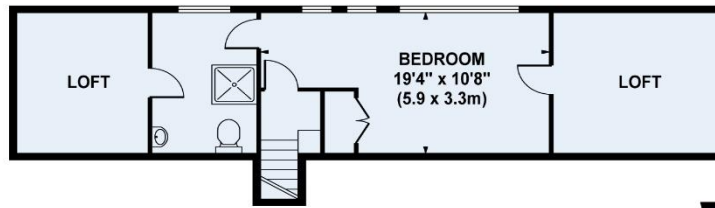
THE LOCATION

Echo Pit House is situated on the much-favoured south side of one of the town's most sought after residential roads above the town and therefore benefits from the most amazing southerly views over the Wey Valley to Haslemere and Hindhead on the horizon. The views are incredible from every room and the changing weather patterns, many miles away are clearly visible from the house. The historic High Street is at the bottom of the hill with its shops, restaurants and bars and there is a weekly market and a monthly farmer's market. The wide-open spaces of the Downs are at the end of the road providing miles of lovely walks with similar views, and the main line station is also within walking distance. The Royal Grammar School is in the High Street and Lanesbrough, Tormead and The Girls High School are all within easy reach.

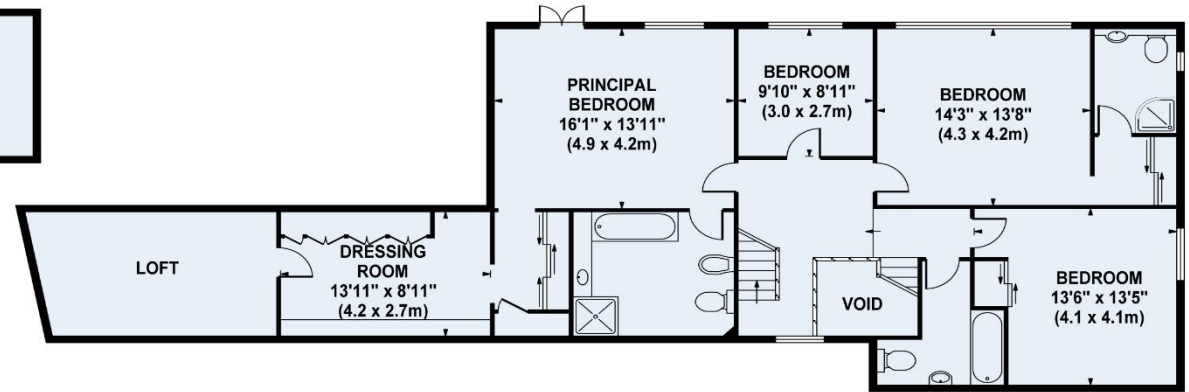
THE PROPERTY

Echo Pit House was designed and built in the early 1950's by a local architect for his own occupation, in one of the best south facing plots in the road. All the rooms are light and airy with large picture windows flooding in sunlight and providing truly stunning views over the Chantry Woods, farmland and the Wey Valley. The spacious accommodation extends to over 4,000 sq ft over three floors and is very family orientated. There are four bedrooms and three bathrooms, two of which are en suite, on the first floor, with a fifth on the second floor, again with an en suite shower room. There are four reception rooms on the ground floor with a large kitchen/breakfast room with double doors leading to a charming sun terrace with glorious views. The integral garage is accessed from the kitchen and from here a staircase leads down to garden level where there is a large workshop.

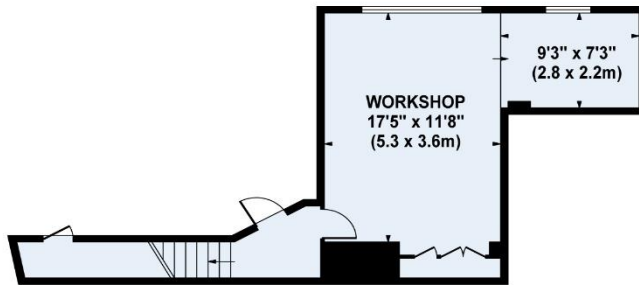




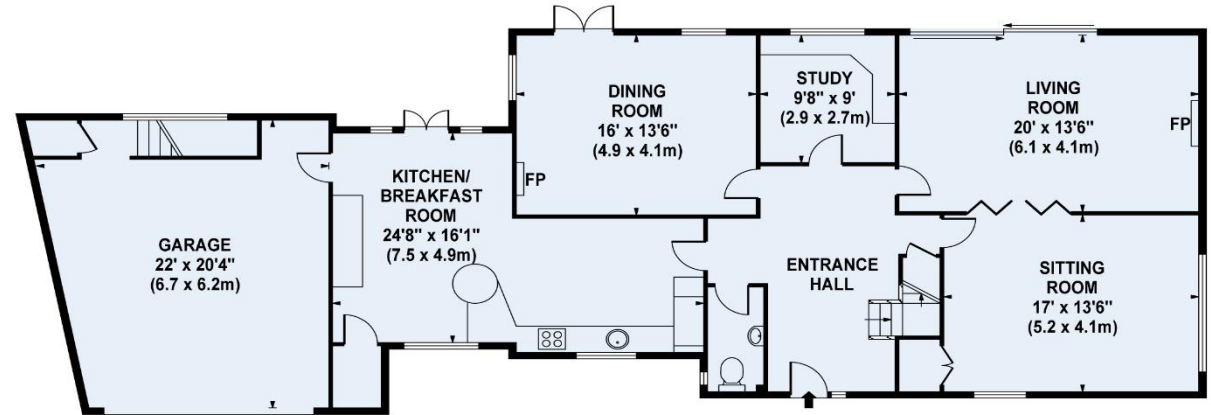
SECOND FLOOR



FIRST FLOOR



LOWER GROUND FLOOR



GROUND FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 4133 SQ FT / 384 SQ M

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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OUTSIDE

There is a wide tarmac driveway leading to the garage and house, with parking areas in front and to the west. A gated side access leads to the rear garden.

Echo Pit House sits in a wide plot which dog-legs behind the neighbouring property. There is a balcony and sun terrace with glorious views and the majority of the garden comprises large areas of gently sloping lawns interspersed with various shrubs and trees and bordered by mature hedging. The views are truly exceptional from every area of the garden, be it through the beech trees to the Chantry Woods and farmland to the east, to the south over Shalford to Hascombe and south-westerly over Godalming to Haslemere and Hindhead. In all approximately 0.53 acres.

DIRECTIONS

From the bottom of Guildford's High Street, bear right into Quarry Street, turn first left into Castle Street and then first right into South Hill. Continue up the hill and turn left into Fort Road. Carry on up Fort Road around the right and left hand bends and the drive to Echo Pit House 26 Fort Road will be found on the right, just after the kink in the road.

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