



Glebe House Cross Lanes, Guildford GU1 1SX



COLLINS
Independent Estate Agent





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Asking price £485,000
Share of Freehold

Showcasing the perfect fusion of contemporary design and timeless elegance, this exceptional apartment occupies a prominent position in the centre of Guildford. One of five large apartments in a converted bargate stone rectory (with share of freehold), spacious rooms are flooded with natural light from double glazed sash style windows, with views across Guildford to the horizon.

The sophisticated space boasts premium specifications throughout, from high-end integrated appliances to bespoke finishes, Amtico parquet floors and zonal underfloor electric heating.

The state of the art kitchen is fitted with Gaggenau appliances, natural stone fitted work surfaces and luxury lighting features. The apartment also consists of three generous bedrooms, a large living room and fully tanked polished concrete wet-room bathroom, supplied by C.P.Hart of Guildford. The third bedroom is currently used as an office, a perfect work-from-home space.

In summary, a truly one-of-a-kind luxury conversion.



- Share of freehold (999 years remaining)
- Council Tax Band - D
- EPC - D
- Residents parking available
- Garage and communal garden
- Service charge £1400pa, no ground rent
- No Chain





WALK TO TOWN & STATION - A truly one of a kind luxury conversion situated in a sought-after residential hub of Guildford, this property enjoys an enviable location less than a mile from the vibrant town centre. London Road Station is nearby, offering excellent rail connections for commuters, while the green open spaces of Stoke Park provide the perfect setting for outdoor leisure and relaxation.

Set against the stunning backdrop of the Surrey Hills the property also boasts horizon views and a peaceful atmosphere. We believe that a property like this, offering such a great specification, does not come along often.



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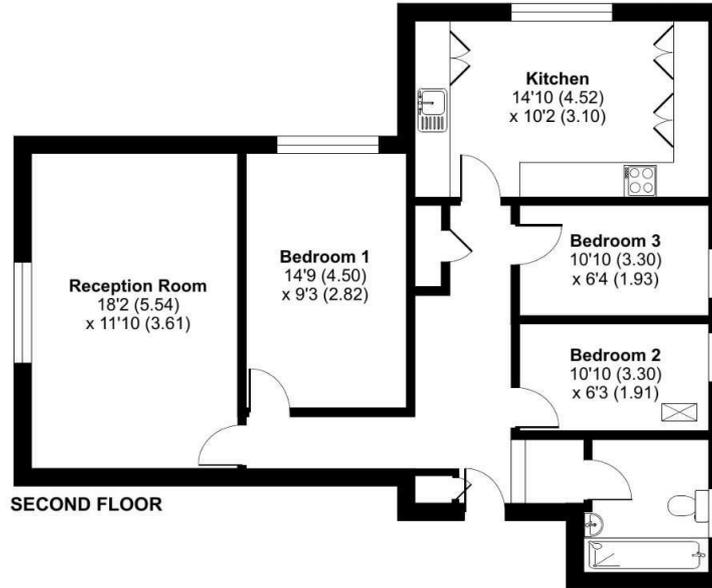
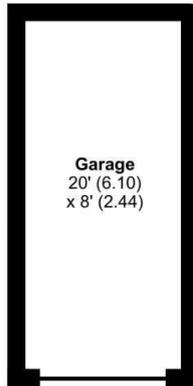
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Approximate Area = 896 sq ft / 83.2 sq m

Garage = 160 sq ft / 14.8 sq m

Total = 1056 sq ft / 98.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential), © nrichcom 2025, Produced for Mark Collins (Guildford) Limited. REF: 1302795



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