



Hodds House
20 Trodds Lane

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Hodds House, 20 Trodds Lane,
Merrow, Guildford, GU1 2XR

A substantial and unique detached family home situated in a well-regarded location close to Merrow Downs, village amenities and a number of schools. Originally built in the late 1920's this four bedroom character detached house has been extended and modernised to provide spacious accommodation ideal for modern family living and includes a 32ft kitchen/dining room, a sitting room with wood-burning stove, family room/study and master bedroom with en-suite and dressing room.

Trodds Lane was originally known as Hodds Lane and the land upon which Hodds House now sits was known as Hodds Lane Piece in 1839. Trodds Lane is a residential through-road to Newlands Corner, Guildford Golf Club and the Downs. This area is set within the Surrey Hills and has easy access to delightful unrestricted walks along the Merrow Downs. Merrow Village is about a quarter of a mile away and has shops to satisfy everyday needs, whilst Guildford with it's excellent shopping and cultural facilities is about two miles away. Transport links are very good with the A3 being only a short drive and providing fast travel to the centre of London, whilst Guildford station has a fast train service to Waterloo in approximately 35 minutes. There are a number of popular state and independent schools such as George Abbot, St Thomas of Canterbury Primary School, St. Peter's School, Guildford High School and the Royal Grammar School, making the area ideal for families.

We understand the property was built around the late 1920's on land purchased from Lord Onslow and was designed by a highly renowned architect Alfred Claude Burlingham who was the architect for many of the homes around Merrow Downs and the Abbotswood Estate. The property has recently undergone a substantial re-modelling and complete refurbishment programme creating a magnificent family house with landscaped wrap-around garden. The works have included re-wiring and re-plumbing along with the installation of a new central heating system.

The ground floor is entered via a spacious, part-galleried entrance hall with oak wood flooring. From here there is access to the cloakroom and reception areas. The sitting room enjoys a double aspect over the gardens with two sets of double doors opening onto the loggia, providing a lovely outdoor seating area from which to enjoy the garden. This room also benefits from a wood-burning stove. There is an additional reception room enjoying a front aspect, which would make an ideal family room or home office.

The kitchen/dining room forms the 'hub' of the house creating a large, welcoming space for family life. The kitchen is fitted with an extensive range of Shaker-style units with a feature chimney recess space for a range-style cooker and an island unit with oak worktop over incorporating a wine cooler and space for stools making this an ideal area for informal dining. The remainder of the units are complemented by granite worktops and upstands incorporating a Villeroy & Boch under-mounted sink unit with swan-neck tap, integrated dishwasher, integrated microwave oven and a large corner larder unit. There is space for an American-style fridge/freezer with high-level storage cupboard over.

A door leads to the utility room which provides space for storage, along with the usual white goods, and there is access to the rear garden. The newly-fitted combination boiler is located here, providing 'on-demand' hot water and central heating for the entire house.

From the entrance hall, the staircase leads to the first floor, galleried landing. There are four double bedrooms on this floor. The master bedroom suite has a double aspect view over the gardens, and boasts a walk-in wardrobe with ample hanging and storage space, as well as an en-suite shower room fitted with a contemporary white suite to include a walk-in shower, basin and WC. The spacious family bathroom has a quadrant shower enclosure, bath, vanity wash hand basin, WC and shelved storage cupboard. This bathroom also has tiled flooring and part-tiled walls.

To the outside, the house is accessed via a gated driveway which leads to a parking area for several cars, with a turning space. The gardens have been landscaped with two patio areas designed to take full advantage of the sun at different times of the day. The raised flower and shrub borders have been planted with a wide variety of trees, shrubs and bushes. Level lawns wrap around the house with multi-level planting and panelled fencing providing a good degree of seclusion. There is attractive external lighting around the patio area, an optional built-in irrigation system and taps and power points to both sides of the property.


Council Tax Band G Current year charge £2742.15

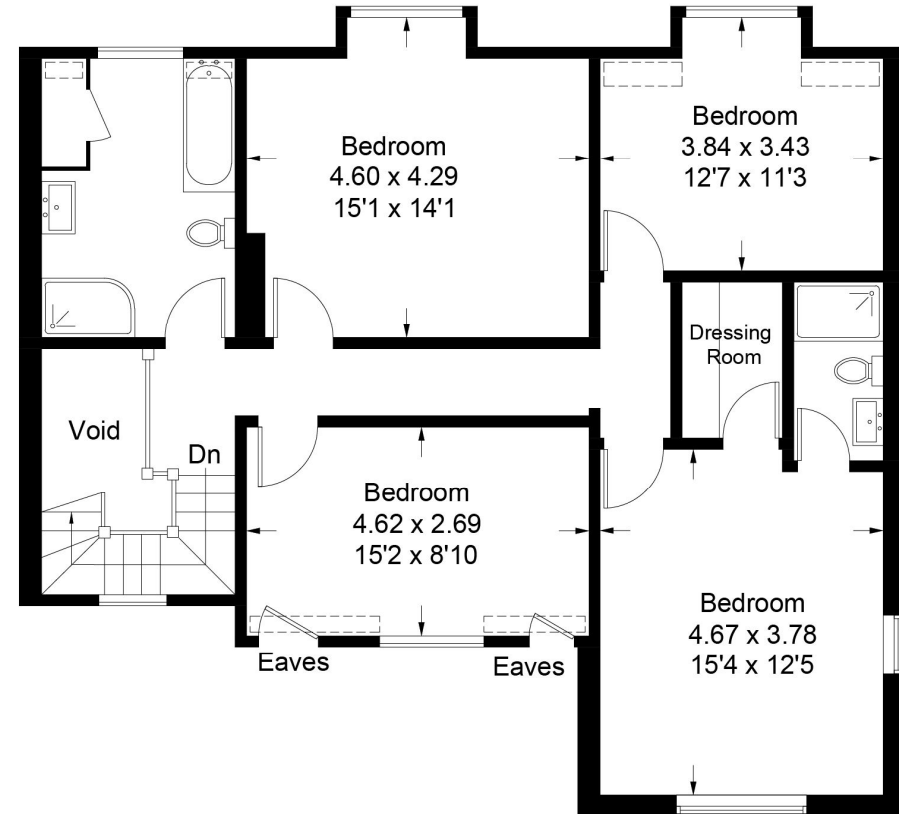
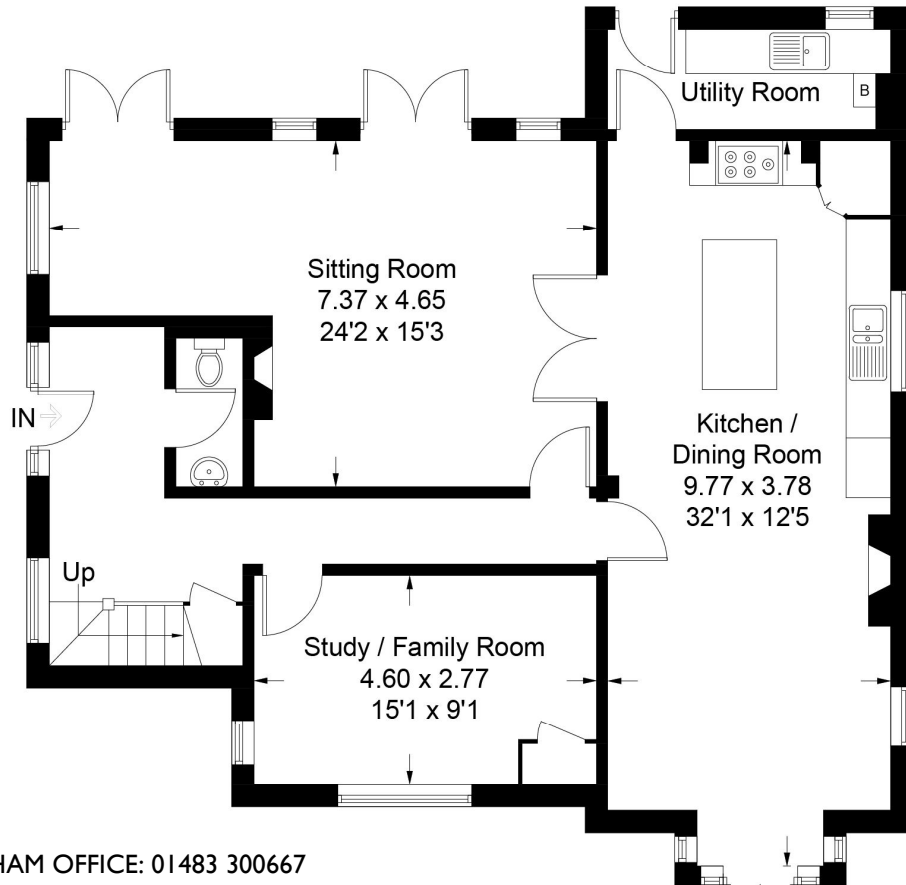




Approximate Gross Internal Area = 194.7 sq m / 2096 sq ft
(Including Reduced Headroom / Excluding Void)



 = Reduced headroom below 1.5m / 5'0



BURPHAM OFFICE: 01483 300667
5 Kingpost Parade, Burpham
Surrey GU1 1YP
sales@seymours-burpham.co.uk
www.seymours-estates.co.uk



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