



9 Merrow Croft, Guildford, Surrey, GU1 2XH









5 bedrooms (2 with en-suites)  
Family bathroom  
Fitted kitchen/dining room  
Utility room  
Sitting room & family room  
Study  
Beautiful mature rear garden  
Driveway & garage  
Tenure Freehold  
Council tax band G. EPC C.

Generously proportioned 5-bedroom family home, in quiet position close to good schools.

Conveniently situated in a quiet cul-de-sac position, backing on to the playing fields of St Peters school, 9 Merrow Croft is a beautifully presented family home, offering well-proportioned accommodation arranged over two floors.



Ideal for a large family, the property has three separate reception rooms, as well as a large kitchen/dining room with glazed doors leading out on to the rear garden. On the first floor, there are five good sized bedrooms, including the superb master bedroom with its vaulted ceiling, walk-in wardrobe and en-suite shower room. There is also a second bedroom suite and a large family bathroom.

Outside, the rear garden offers a fantastic degree of privacy and has a generous patio adjacent to the house, ideal for relaxation and entertaining. The garden is mainly laid to lawn, with plenty of shrubs and trees on the boundaries, providing ample screening and all providing fantastic family-sized space.









## The area

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S, chemist and post office. Schooling is excellent with several within walking distance including Merrow Infant School, Bushy Hill Primary School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.

Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closely linking to the M25 motorway, Gatwick and Heathrow Airports.

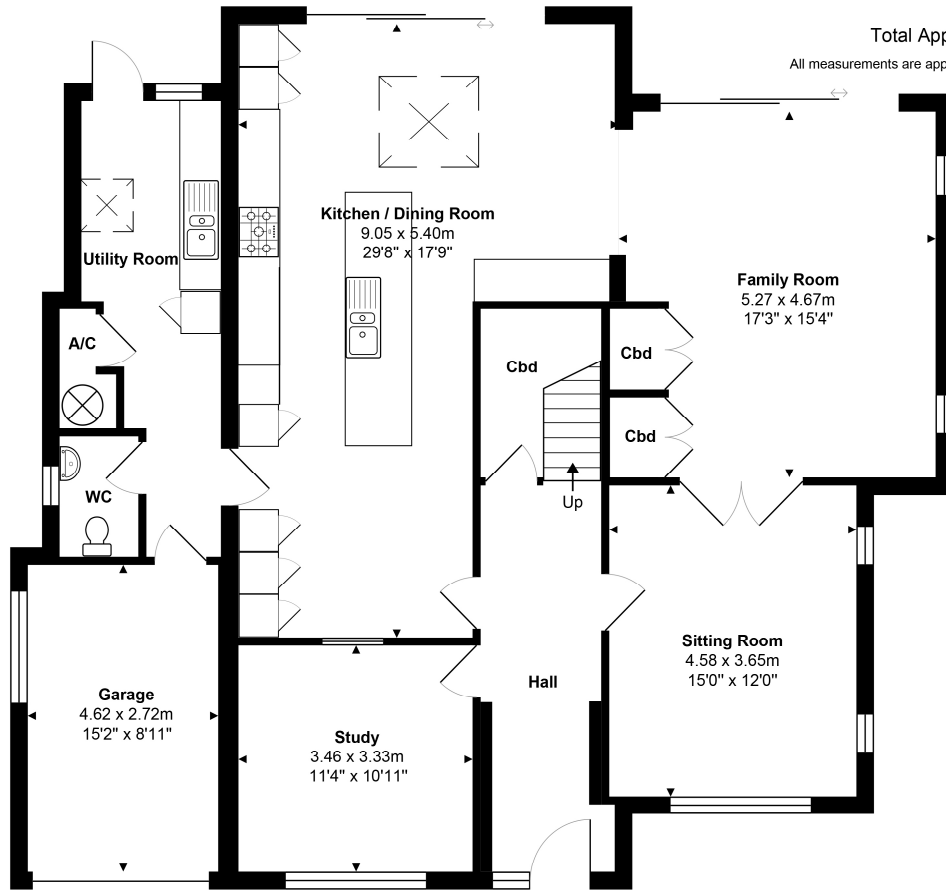




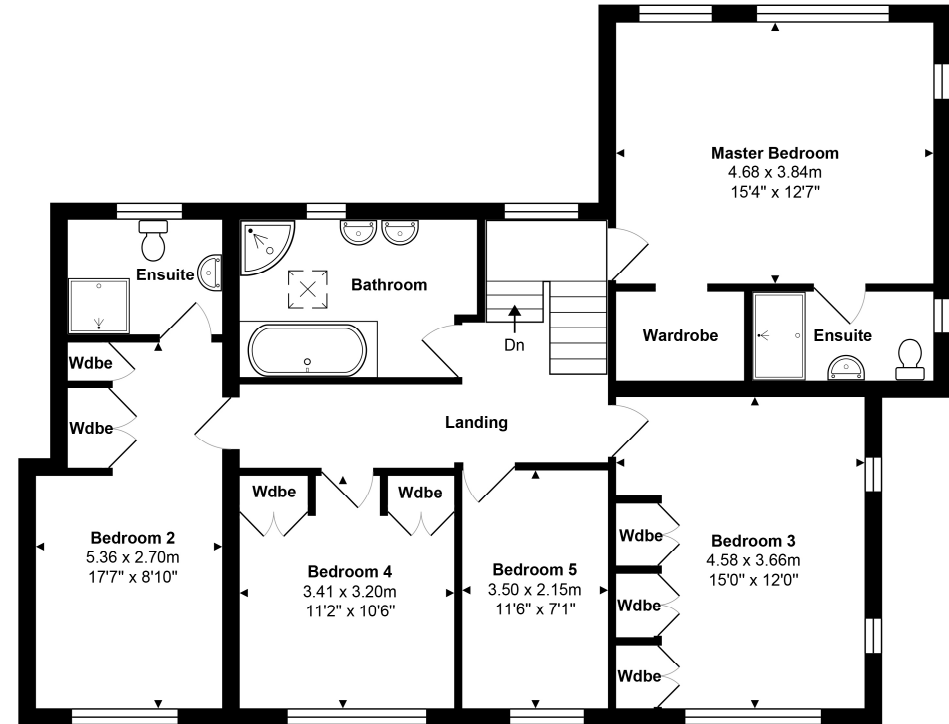


Total Approx. Gross Internal Area 246.0 m<sup>2</sup> ... 2648 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)



**Ground Floor**  
Approx. Gross Internal Area 143.0 m<sup>2</sup> ... 1540 ft<sup>2</sup>



**1st Floor**  
Approx. Gross Internal Area 103.0 m<sup>2</sup> ... 1108 ft<sup>2</sup>





# Chantries & Pewleys

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

