



The Spinney, Beechway, Merrow, Guildford, Surrey, GU1 2TA





5 bedrooms (1 with en-suite)
Self contained annex with bedroom, living room, kitchen & bathroom
Sitting room
Family room
Dining room
Kitchen/breakfast room
Utility room
Driveway & double garage
Lovely mature gardens
Tenure Freehold. Council tax band G. EPC D.

Handsome five-bedroom family home with annex, in a quiet, tucked-away location, close to excellent schools.

Quietly situated towards the end of a quiet, tree-lined private road, The Spinney is a handsome five-bedroom detached family home, with generously proportioned accommodation which extends to around 3,345 sq ft. Built, we believe, in around 1930, the house retains many character features associated with the period, including much oak joinery and attractive fireplaces. The house has been well maintained over the years, including the provision of new leaded-light windows in 2013, and the overall plot extends to just over a third of an acre.

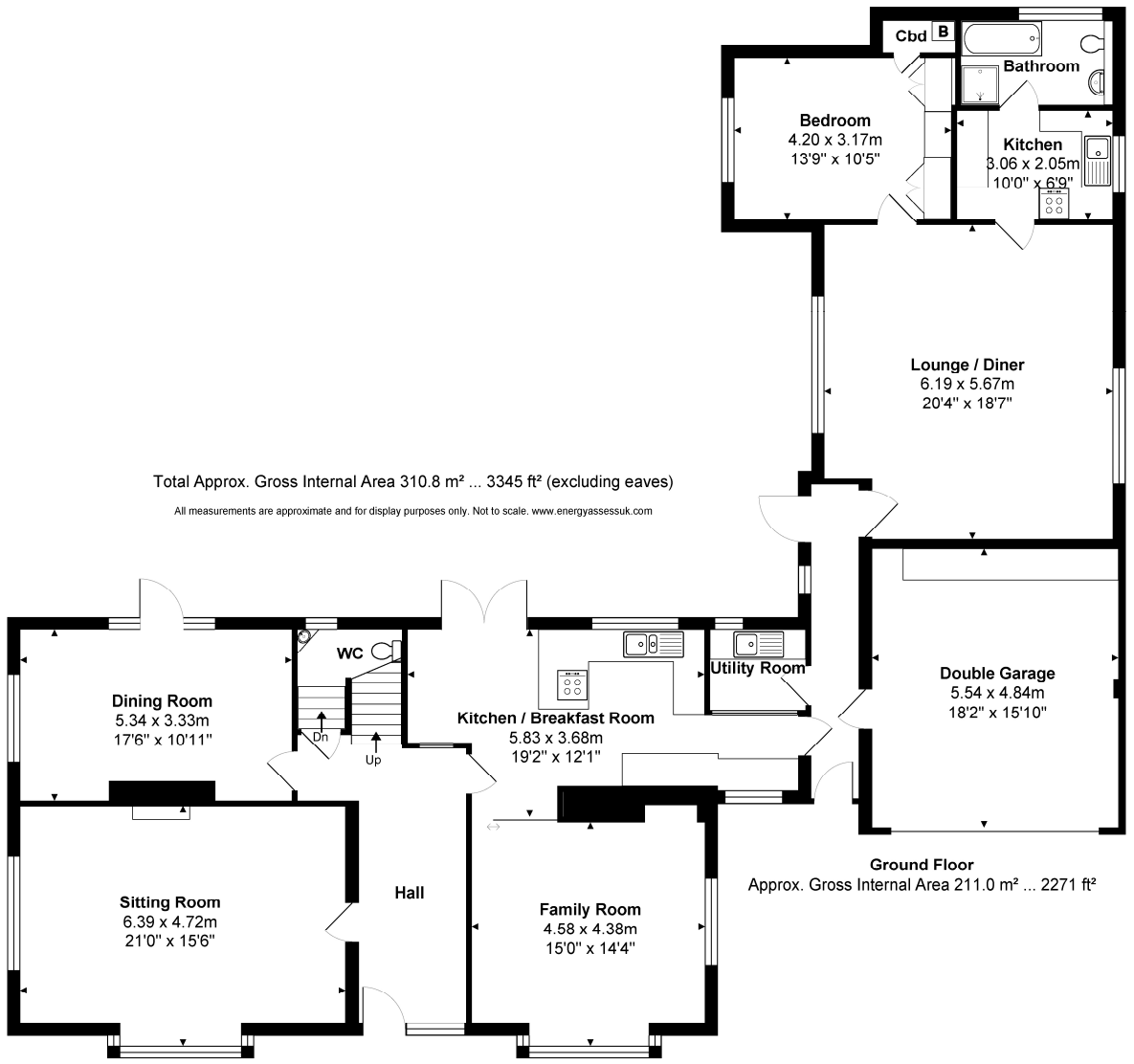
Also of note is the large ground floor annex, which is self-contained, and would be ideal as a granny-flat, teenage space or for those that work from home.

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.

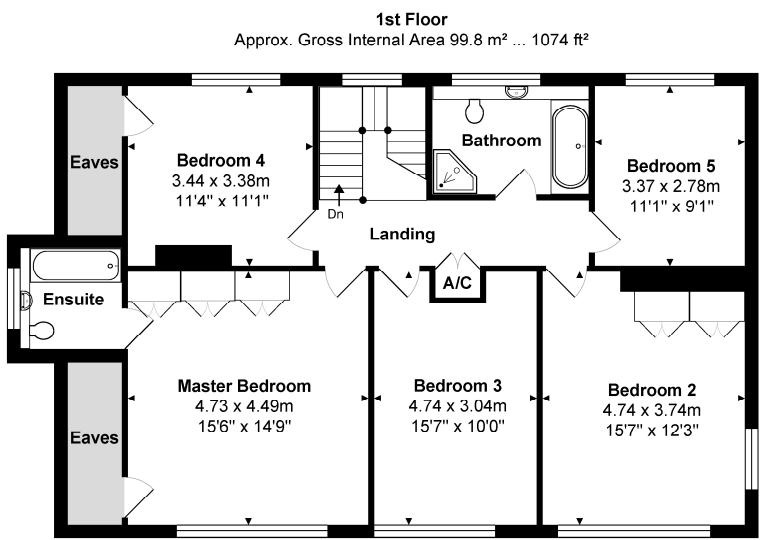
Transport links are excellent with a regular bus service into Guildford and 2 stations including the mainline station connecting to London Waterloo in approximately 37 minutes. The A3 is closeby linking to the M25 motorway, Gatwick and Heathrow Airports.







Total Approx. Gross Internal Area 310.8 m² ... 3345 ft² (excluding eaves)
All measurements are approximate and for display purposes only. Not to scale. www.energysassuk.com





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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.

