



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





Master bedroom with dressing room and en-suite shower room
3 further double bedrooms
Sitting room with log burner
Kitchen/dining room
Utility room
Study/family room
Cloakroom
Tenure Freehold
Council tax band G
EPC D

Beautifully presented home, close to the centre of Merrow.

Conveniently situated in a tucked-away spot within walking distance of the centre of Merrow, and on the edge of the Downs, Hodds House is a beautifully presented home with generously proportioned accommodation, arranged over two floors. Features of note include the superb kitchen/dining room which has been comprehensively with a range of attractive Shaker units and has French doors out on to the front garden, and the sitting room with wood burning stove and two sets of French doors out on to the rear garden.

On the first floor there is a master bedroom with dressing room and en-suite shower room, three further double bedrooms a generously proportioned family bathroom. Outside, the gardens are on three sides of the property and offer various areas ideal for relaxation and entertaining, whilst benefiting from a good degree of privacy.

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, St Peters and George Abbot.





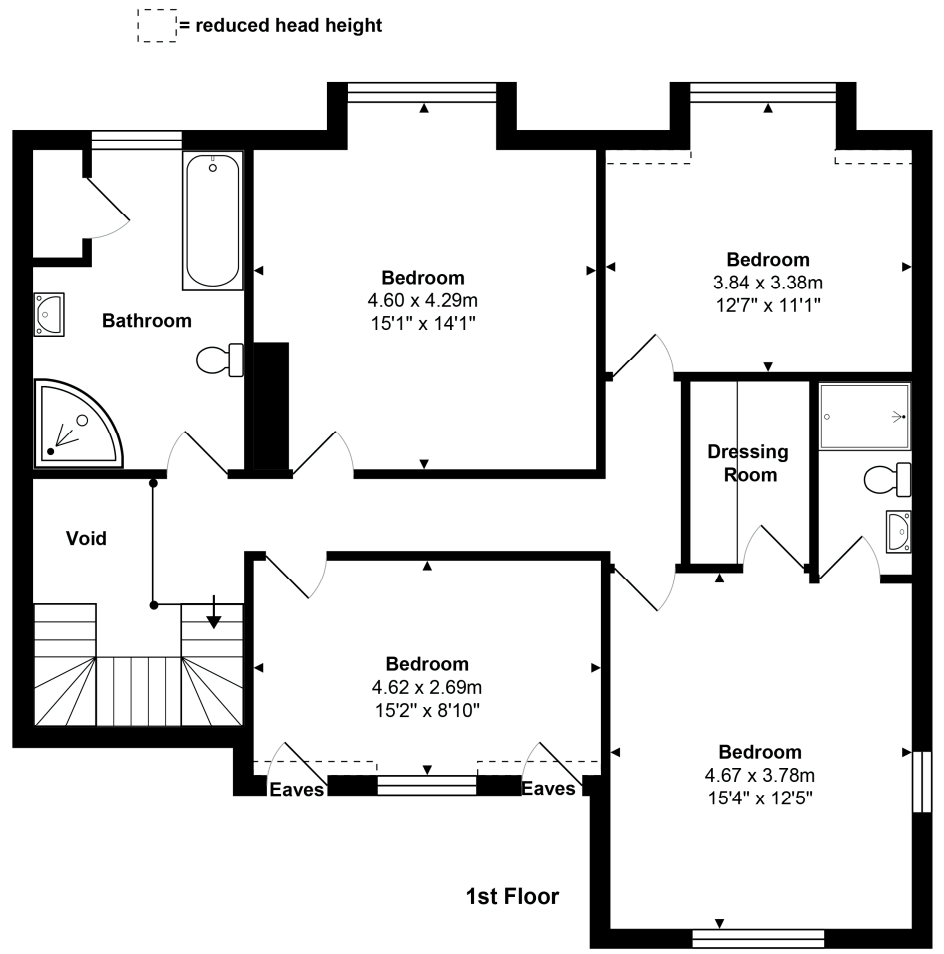
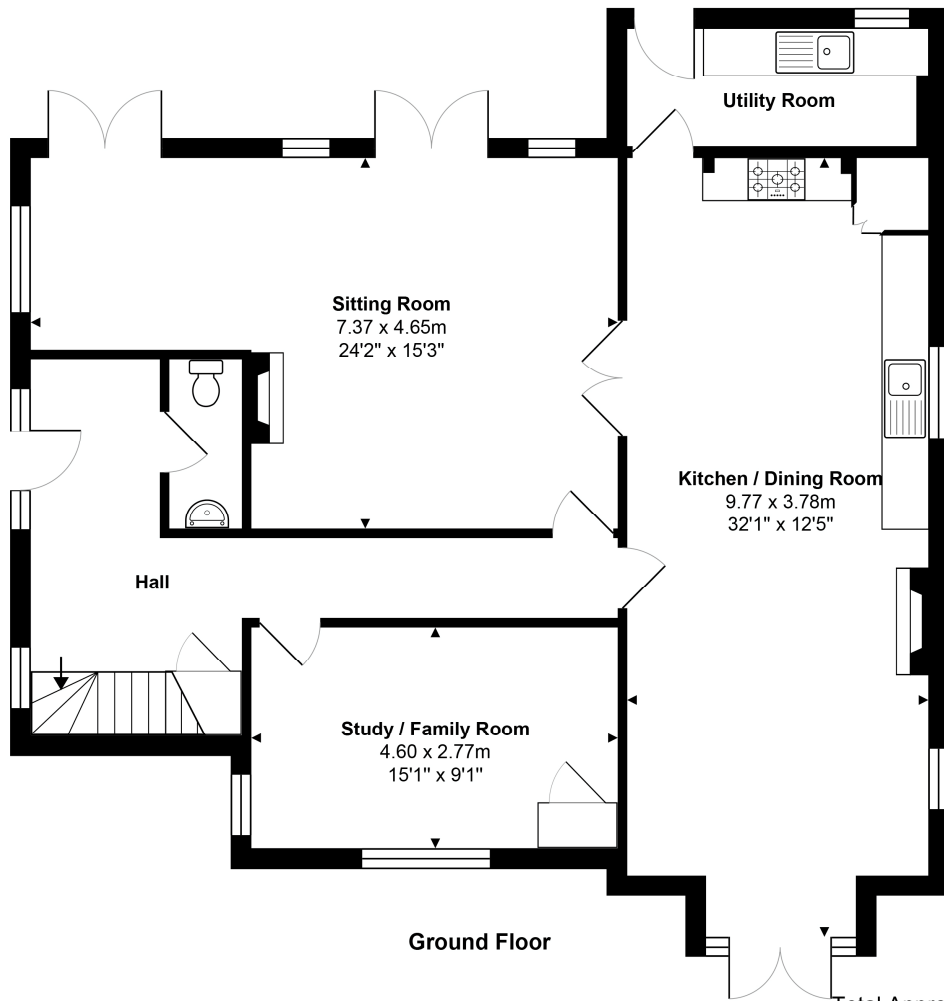


The area

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.





- - - = reduced head height

Total Approx. Gross Internal Area 194.7 m² ... 2096 ft² (excludes void / includes reduced head height)

All measurements are approximate and for display purposes only. Not to scale.



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.

