



3 Levylsdene, Merrow, Guildford, Surrey, GU12RS





5 bedrooms (1 en-suite)
2 bathrooms
Superb kitchen/dining room
Sitting room & family room
Study
Cloakroom
Landscaped rear garden
Roof Terrace
Freehold. Council tax band G. EPC D.

Olive Tree House is located on a sought after, private road close to several excellent schools and Merrow Downs, having been renovated and modernised to the highest of standards.

On entering, the hallway has the original parquet flooring, which runs through the principal reception rooms on the ground floor. The open-plan kitchen and dining room are to the rear of the property, with bi-folding doors which open out to the garden. The stone flooring has underfloor heating, and the same porcelain tiles extend out to the garden terrace. The recently fitted kitchen is fitted with a range of shaker-style kitchen units with integrated appliances, a central island with additional storage, and a breakfast bar for casual dining in addition to the formal dining space. The formal sitting room has a log burning stove, and is dual aspect with large windows to the front with views over to the green and landscaped front garden, and French doors to the rear, which open out to the garden. An additional reception room is beyond, currently set up as a games room/family room. There is also a study adjacent to this room. The utility space has a side entrance to the front of the property and a second stable door to the rear courtyard area. There is plenty of storage and access to the garage with electricity and water connections.

Upstairs, there are five bedrooms with two family bathrooms. The exceptional principal bedroom has a Juliete balcony with views on to the garden, fitted wardrobes within the bedroom, and double doors leading out to an extensive roof terrace, which subject to planning, could be extended on. There is a self-contained apartment with separate access or can be accessed via the main house providing versatile accommodation. The annexe comprises a double bedroom with fitted storage with an en suite shower room and could be used as the principal bedroom or guest suite but would also be ideal for an au pair.

The property is approached via a large driveway with parking for multiple cars and has pretty raised beds. The double garage has an electric door and double doors to the back which allows access to the garden. The garden is a real sun trap and is beautifully maintained with a wrap around sun-terrace as well as a second terrace which has been tactfully positioned to enjoy sunlight for the majority of the day. The rear garden is mostly laid to lawn, flat and bordered by mature trees and hedging. To the front of the property is a private green which is part owned by several of the houses in Levylsdene. This is an excellent additional space which is exclusively used by the neighbours in Levylsdene for community gatherings or for additional parking needs.



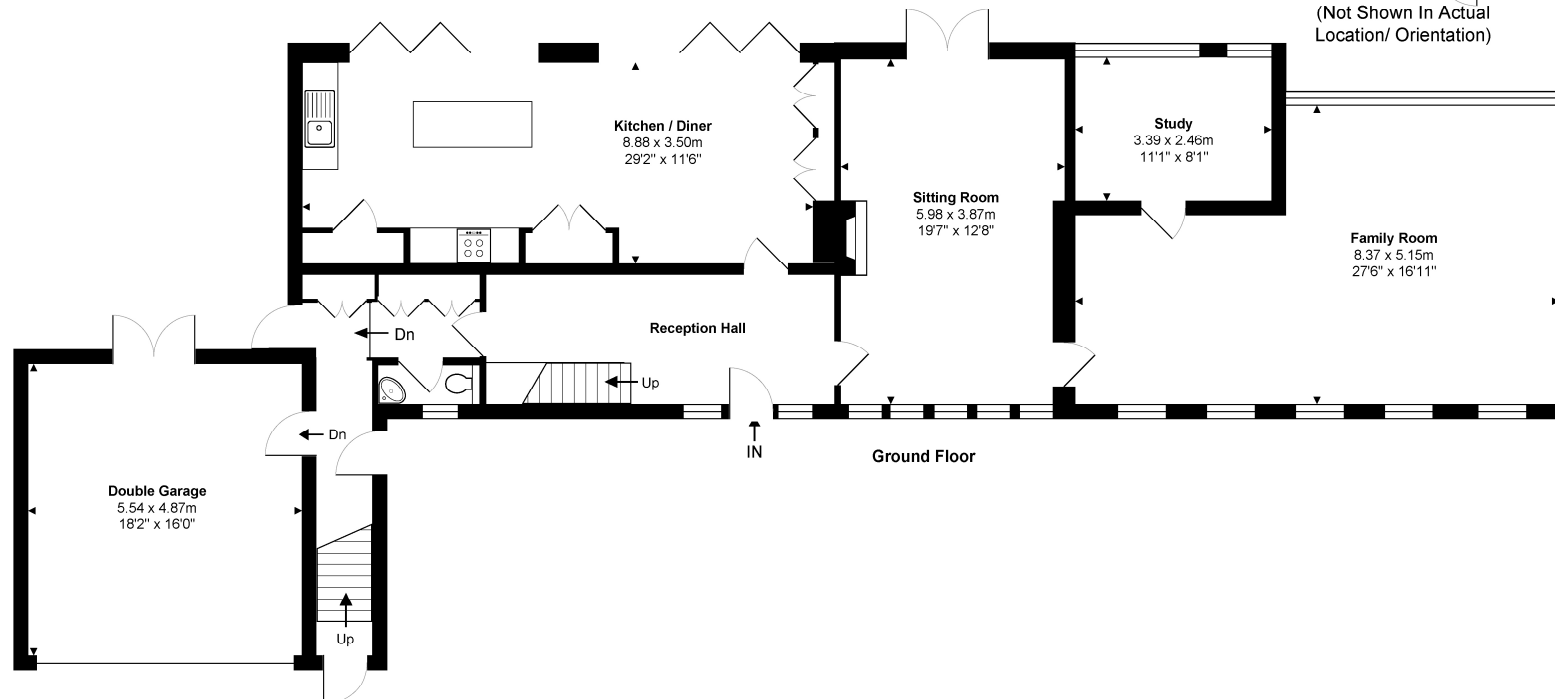
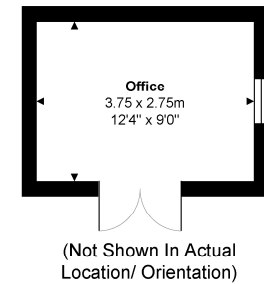
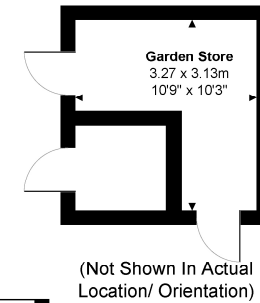
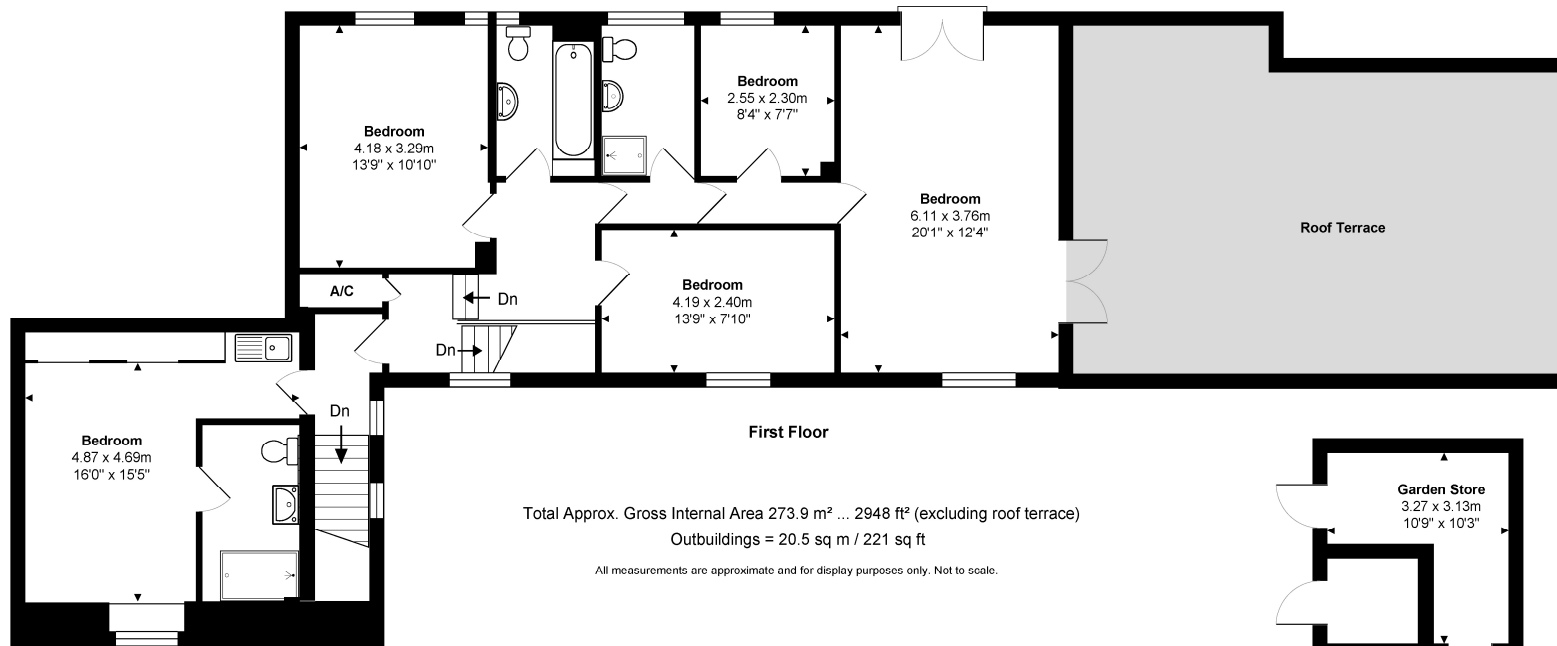


The area

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 closeby linking to the M25 motorway, Gatwick and Heathrow Airports.







Chantries
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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.

