2 Downsview, Merrow, Guildford, Surrey, GU1 2HQ

5 bedrooms
Family bathroom & shower room
Living room with wood burning stove
Kitchen/dining room & utility room
Cloakroom
Rear garden
Off street parking
Lovely location overlooking the Downs
Tenure Freehold. Council tax band F. EPC C.

A superbly presented 5-bedroom modern attached home, set on the edge of the Merrow Downs.

Idyllically situated in a unique position on the edge of Merrow Downs, 2 Downsview is a lovely five-bedroom home with accommodation arranged over three floors. Built we understand in around 2003, the property offers light, bright and spacious rooms, all set in mature and private gardens that enjoy a sunny westerly aspect at the rear. Features of note, other than the fabulous location include the generously proportioned kitchen/dining/family room with double doors out on to the rear garden, the snug sitting room with log burning stove and the large main bedroom with its Juliette balcony offering seasonal views out over Merrow Downs.
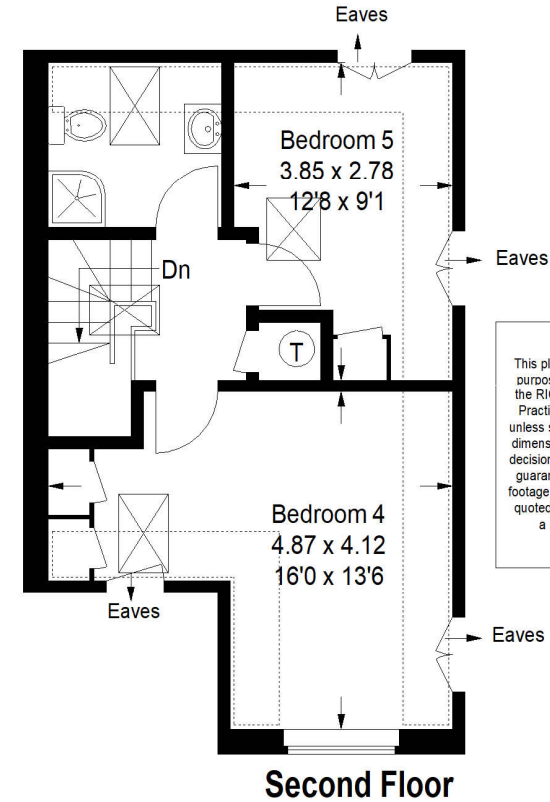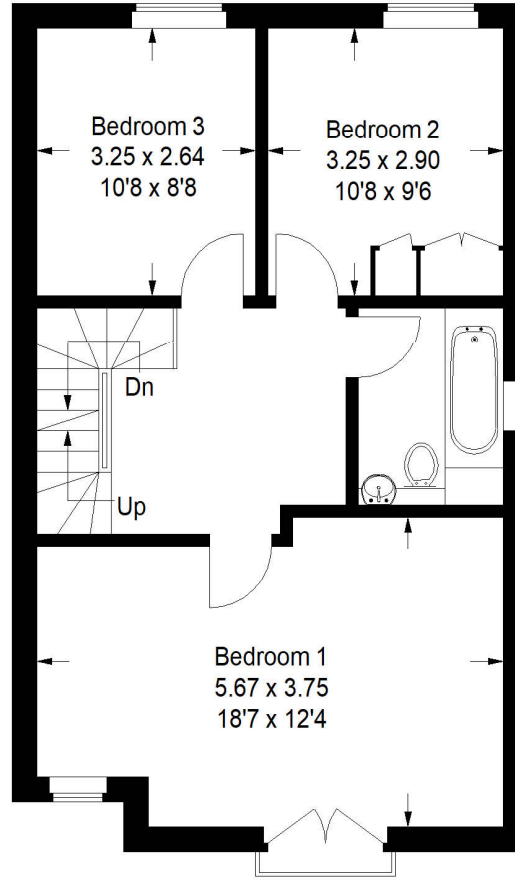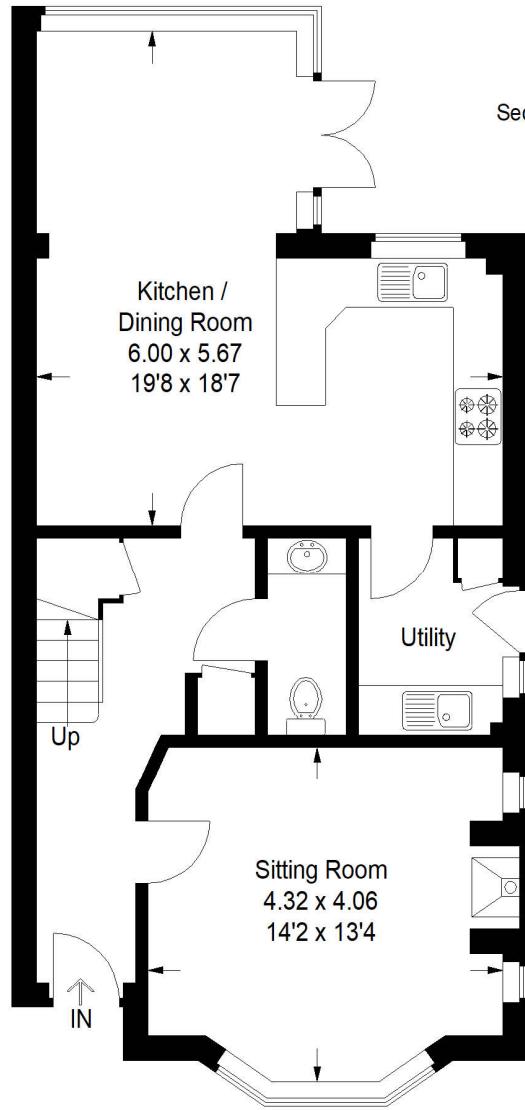
The Downs offer space ideal for walking and cycling with paths leading up to Newlands Corner and for many miles beyond, and yet Guildford town centre is only 1.1 miles away. Planning permission was granted in 2023 for a single storey extension (23/P/00036) to enlarge the kitchen/dining/family room and add a boot room).

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 include 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.

Approximate Gross Internal Area
Ground Floor = 63.2 sq m / 680 sq ft
First Floor = 54.3 sq m / 584 sq ft
Second Floor (Including Reduced Headroom)
35.7 sq m / 384 sq ft
Total = 153.2 sq m / 1648 sq ft

Warren Road, Guildford

Kitchen / Dining Room
6.00 x 5.67
19'8 x 18'7

Utility

Sitting Room
4.32 x 4.06
14'2 x 13'4

Up

IN

Ground Floor

Bedroom 3
3.25 x 2.64
10'8 x 8'8

Bedroom 2
3.25 x 2.90
10'8 x 9'6

Dn

Up

Bedroom 1
5.67 x 3.75
18'7 x 12'4

First Floor

N

Eaves

Bedroom 5
3.85 x 2.78
12'8 x 9'1

Eaves

Dn

T

Bedroom 4
4.87 x 4.12
16'0 x 13'6

Eaves

Eaves

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Second Floor

= Reduced headroom below 1.5 m / 5'0