



3 Fairway, Merrow, Guildford, Surrey, GU1 2XG





Master bedroom with en-suite
 4 further bedrooms
 4 reception rooms
 Kitchen/breakfast room
 Utility room
 Cloakroom
 Ample off street parking
 Beautiful, mature gardens
 Freehold. Council tax band H. EPC D.

Set in the middle of its generous plot, 3 Fairway is a substantial family home of charm and character with generously proportioned accommodation arranged over two floors. Built, we understand, in 1928, the house retains a wealth of features associated with the period, including much oak joinery, attractive fireplaces and original ironmongery to the leaded light windows at the front.

3 Fairway offers four reception rooms, two of which are interlinked, as well as a large kitchen/breakfast room with original pantry and a utility/boot room. On the first floor there are five bedrooms, four of which are generous doubles and two bathrooms, one of which is en-suite.

Outside, the gardens have been very well maintained and comprise large areas of lawn, interspersed with mature shrubs and trees. A sizeable patio terrace is to the rear, perfectly positioned to take full advantage of the sun all day, with steps up to a further lawned area, which was formerly a tennis court. The garden is enclosed with mature hedging, offering an excellent degree of privacy at all times of year.





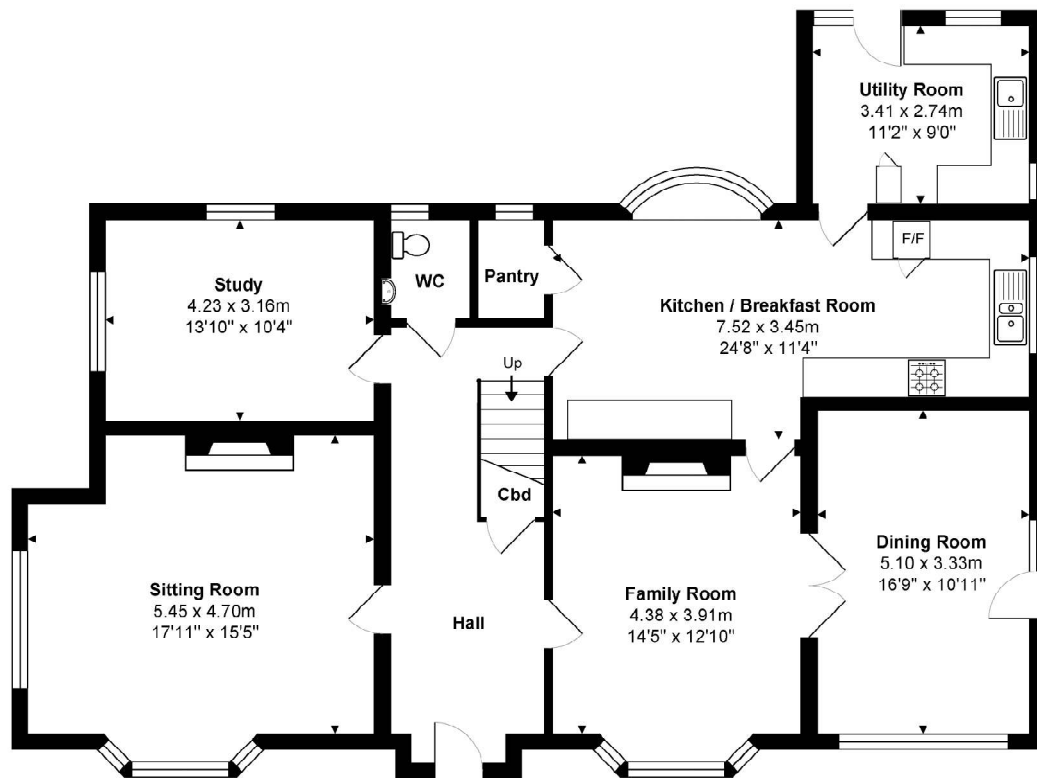


The area

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S and chemist. Schooling is excellent with several within walking distance including Merrow Infant School, Merrow Junior 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.

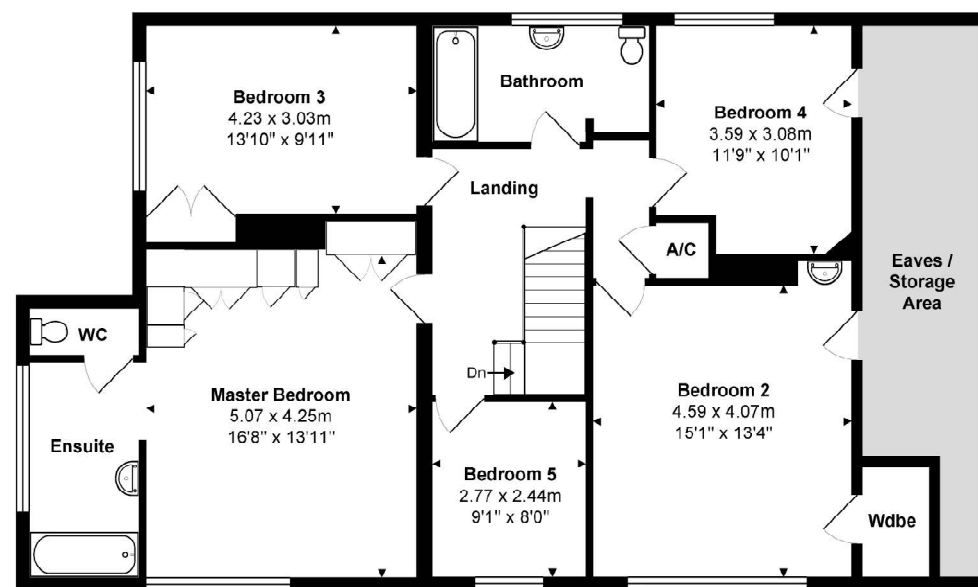




Ground Floor
Approx. Gross Internal Area 135.4 m² ... 1457 ft²

Total Approx. Gross Internal Area 241.9 m² ... 2604 ft² (excluding eaves / storage area)

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



1st Floor
Approx. Gross Internal Area 106.5 m² ... 1147 ft²



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.

