



Wells Road, Guildford, GU4 7XQ

CLARKE  GAMMON

Hareward Meadows

3 WELLS ROAD GUILDFORD GU4 7XQ

Freehold

Hareward Meadows is a stunning collection of just five brand new homes nestled on the edge of the sought-after village of Merrow. These modern contemporary homes encircle a green space with convenient connection to the vibrant centre of Guildford and beyond.

Plot four is just one of two semi-detached homes on this small development, offering superb living space over two floors. The property has been beautifully designed to provide light and airy accommodation and finished to an excellent specification. These homes are extremely energy efficient achieving an 'A Rated' EPC, with underflooring heating throughout and a MVHR system, solar panels and battery storage.

To the ground floor there is a spacious hallway giving access to the large sitting room with bay window, and open plan kitchen/dining room with a well-appointed kitchen including a range of integrated appliance, all with aspects over the south-west facing garden. To the first floor there are three double bedrooms, two served by a well-appointed family bathroom, with the principal bedroom benefitting from an ensuite.

Unlike many new build homes, the property benefits from an abundance of storage, including a fully boarded loft and large single garage with electric up and over door.

For a full specification, please contact sole agents, Clarke Gammon.

- **A wonderfully spacious new home**
- **Beautifully appointed bathrooms**
- **Solar panels, EV charging and battery storage**
- **Underfloor heating and MVHR throughout**
- **Backing onto a naturalised wildflower meadow**
- **Three double bedrooms**
- **Large single garage and driveway**
- **Highly energy efficient - EPC A Rated**
- **Well-equipped kitchen with a full range of integrated appliances**
- **10 Year New Build Warranty**

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Local Authority: Guildford Borough Council

Services: All mains services connected.









SITUATION

This niche development is situated in the Surrey village of Merrow, the perfect location for those who want the very best of both town and country living.

A short walk from an array of shops in Merrow, and some two miles from Guildford, Willow Place provides fantastic access to all local amenities including the historic Guildford High Street, the Tunsgate Shopping Centre and numerous superb restaurants, coffee shops and bars. Whilst for arts and culture there is a superb array of venues such as The Electric Theatre, Yvonne Arnaud Theatre and GLive, as well as numerous museums and highly regarded art galleries.

The area is well noted for its excellent schools in both the private and state sectors. The opportunities are plentiful for exploring this special area where you'll discover some amazing views, open countryside and some of the prettiest market towns and villages in the south of England.

Only eight miles to the M25, the location opens up countless opportunities; with London Waterloo only 35 minutes by train from Guildford it is easy to understand why the village is so popular with commuters and families alike.



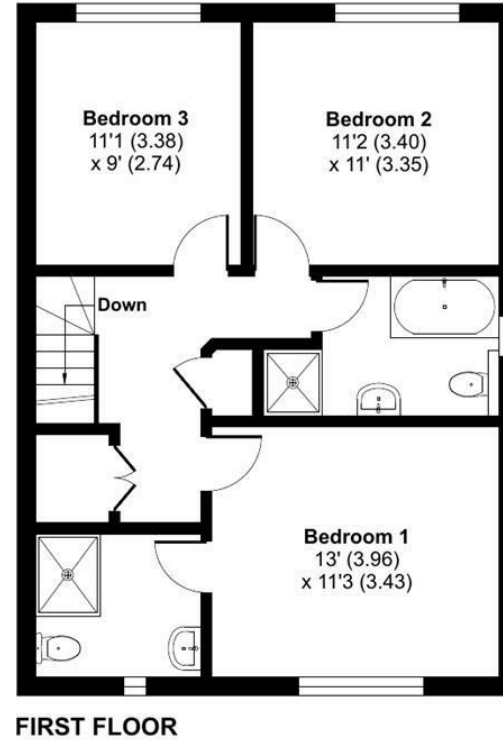
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Approximate Area = 1264 sq ft / 117.4 sq m

Garage = 237 sq ft / 22 sq m

Total = 1501 sq ft / 139.4 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlshecom 2024. Produced for Clarke Gammon. REF: 1076953

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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