

Merrow Croft

Guildford, Surrey



20



A spacious family home set on a generous corner plot totaling almost a third of an acre.

Guildford’s Upper High Street 1.5 miles, London Road Station, Guildford 1.6 miles (from 47 minutes to London Waterloo)
A3 (Guildford northbound) 2 miles, Guildford station 2.4 miles (from 34 minutes to London Waterloo), A3 (Guildford southbound) 2.8 miles
M25 (Junction 10) 8.2 miles, Heathrow Airport 23.8 miles, Gatwick Airport 23.5 miles, Central London 32.5 miles
(All distances and times are approximate)


5


2


3

Summary of accommodation

Ground Floor: Living room | Sitting room | Study | Kitchen/breakfast/dining room | Utility room | Cloakroom

First Floor: Principal bedroom | Four further bedrooms | Shower room | Family bathroom | Separate WC


Gardens and Grounds: Garage | Workshop | Expansive rear and side gardens including a patio terrace great for entertaining

In all about 0.29 acres

Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

 **Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

 **Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesden Golf Club.



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Situated in a well-regarded residential area, this generously proportioned detached house provides a superb balance of formal and informal living space across two floors. The interior layout has been thoughtfully arranged to cater to both day-to-day family life and larger-scale entertaining.

The ground floor offers a choice of three separate reception rooms, with a large dual-aspect living room positioned to the front of the house. Adjacent to this, a second sitting room opens onto the rear garden via double doors, making it an ideal space for relaxing or entertaining. A study sits at the centre of the layout, offering flexibility for home working or other uses.

To the rear, the kitchen/breakfast/dining room forms the heart of the home, designed for modern family living. This generous space is accompanied by a separate utility room and a conveniently located cloakroom.







Upstairs, the first floor is arranged around a wide central landing and includes five bedrooms, making this home particularly well-suited to families. The principal bedroom enjoys fitted storage with an adjacent shower room, while a further family bathroom and additional WC serve the remaining bedrooms, which are each well-sized and positioned for privacy and natural light.



Approximate Gross Internal Floor Area

202.1 sq m / 2175 sq ft

Garage / Workshop = 34.4 sq m / 370 sq ft

Total = 236.5 sq m / 2545 sq ft



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

Outbuildings

The property benefits from a large detached garage with an adjoining workshop.
This versatile space is ideal for storage, hobbies or additional workspace and adds further practical appeal to the property.

Garden and Grounds

The garden is accessible from the rear reception room and kitchen/breakfast area, offering a natural flow from indoor to outdoor living. The wrap around garden is generously proportioned and thoughtfully designed to complement the home. Wrapping around the side of the property, it offers an abundance of space, with mature planting providing privacy and year-round interest. A large patio area directly accessed from the main living spaces creates the perfect setting for outdoor dining and entertaining,



Property Information

Services
We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Tenure
Freehold

Local Authority
Guildford Borough Council

Council Tax
Band F

EPC Rating
D

Directions
Postcode: GU1 2XH
What3words: ///tester.formal.punch

Viewing
Viewing is strictly by appointment through Knight Frank.





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