



THE COACH HOUSE

Guildford, Surrey



AN OUTSTANDING FAMILY HOME BETWEEN GUILDFORD AND MERROW WHERE SLEEK MODERN LIVING MEETS FAMILY COMFORT

An impeccably designed brand new contemporary five-bedroom residence that fuses sleek modern architecture with generous light-filled living spaces

Summary of accommodation

Ground Floor: Drawing room | Kitchen/breakfast/dining room | Office | Cloakroom

First Floor: Principal bedroom with en suite and dressing room | Two further bedrooms | Family bathroom | Laundry room

Second Floor: Two bedrooms with a shared en suite

Garden and Grounds: Expansive driveway for parking | Patio terrace perfect for entertaining | Landscaped tiered rear garden

Distances: Under 300m from Guildford Golf Club and Merrow Downs, Guildford's Upper High Street 1.5 miles
London Road Station Guildford 1.5 miles (from 47 minutes to London Waterloo), Guildford station 2.2 miles (from 32 minutes to London Waterloo), A3 (Guildford northbound) 2.1 miles, A3 (Guildford southbound) 2.8 miles, M25 (Junction 10) 8.5 miles
Heathrow Airport 22.5 miles, Gatwick Airport 23.4 miles, Central London 31 miles
(All distances and times are approximate)



SITUATION

The Coach House is ideally situated in the highly desirable area of Merrow, on the eastern edge of Guildford. This exceptional property offers the perfect balance of countryside charm and town convenience, set within one of the area's most sought-after residential locations. Known for its leafy streets, excellent schools, and welcoming community atmosphere, Merrow is particularly popular with families seeking both space and connectivity.

Just under 300m from The Coach House are Guildford Golf Club and the scenic Merrow Downs, providing immediate access to green spaces, walking trails, and recreational opportunities. Beyond this, the Surrey Hills Area of Outstanding Natural Beauty offers further opportunities for outdoor pursuits, while Guildford town centre — with its vibrant shopping, dining, and cultural scene — is only a short distance away.

Exceptional transport links, including fast trains to London and easy access to the A3 and M25, make The Coach House an ideal home for commuters.

Combining a peaceful village feel with modern amenities and unrivalled access to green open spaces, The Coach House in Merrow offers a highly desirable lifestyle that blends natural beauty, community spirit, and excellent connectivity.

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, Worplesdon Golf Club.

THE PROPERTY

The Coach House has undergone a comprehensive and meticulous build, resulting in a home that combines classic architectural form with contemporary interior design. Every detail has been addressed, from the overall flow of the layout to the selection of materials and finishes, producing a property that is as functional as it is visually refined.

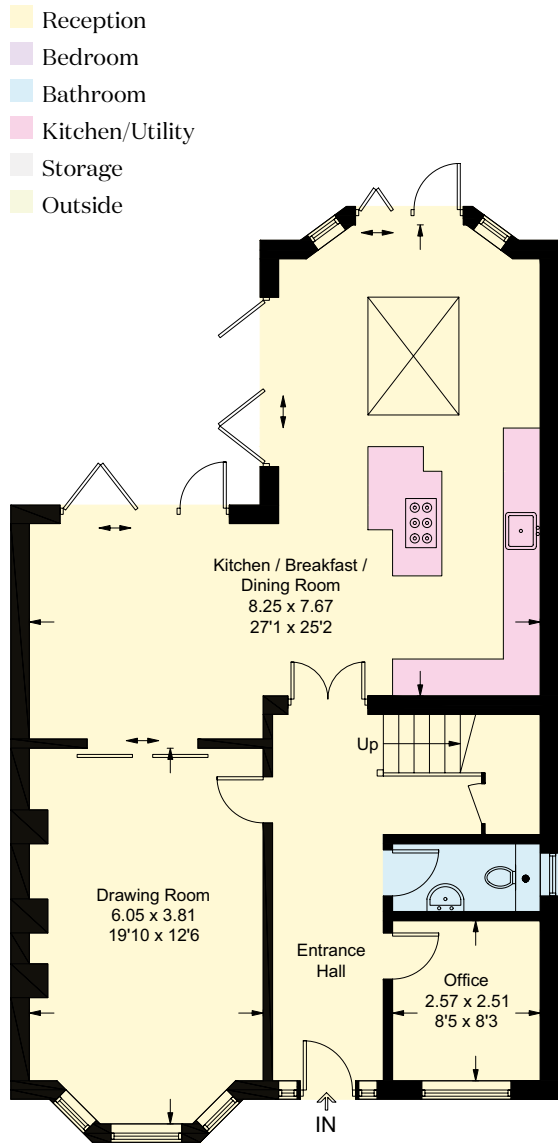
The ground floor is centred on a striking kitchen/breakfast/dining room, extending to over 27 feet and finished to a notably high specification. A sleek island, integrated appliances, and precision cabinetry are paired with stone surfaces and a dramatic central skylight that floods the space with natural light. The design allows for both formal and informal dining areas while maintaining a strong sense of connection to the garden through full-height glazed doors. To the front of the house, the sitting room offers a second reception space with a bay window and elegant proportions. An office, positioned for privacy, and a cloakroom complete the accommodation on this floor.

The first floor provides three well-proportioned bedrooms, including a principal suite with bespoke fitted storage and a refined en suite bathroom. Two further bedrooms share a family bathroom, all finished to the same exacting standard.

On the top floor, two additional bedrooms are complemented by a contemporary shared en suite. Eaves storage ensures that the clean architectural lines are matched by practical solutions for everyday living.

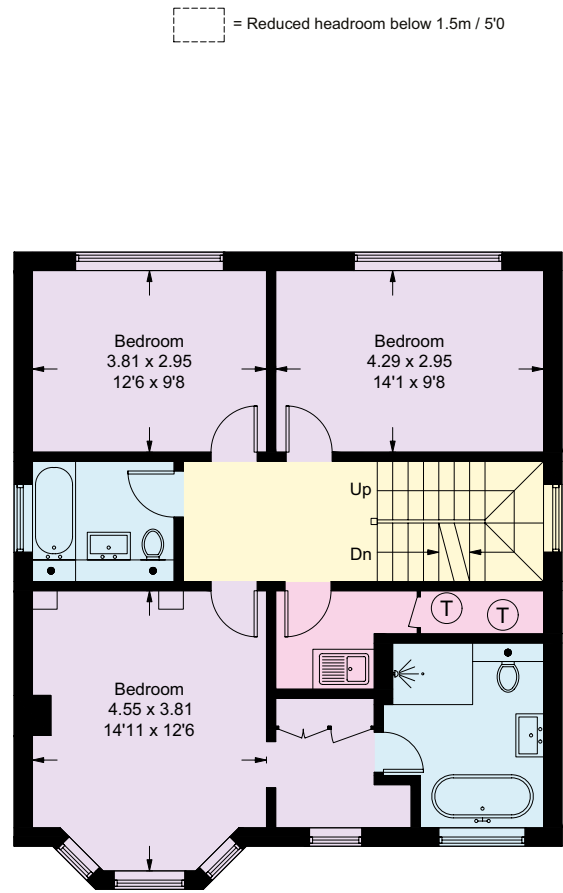
Across all three levels, an interior that is both cohesive and understatedly luxurious has been meticulously designed and crafted. Neutral tones, quality flooring, and considered lighting combine to create a calm and inviting environment. The result is a property that balances character with modern performance, offering a ready-to-move-into home in one of Guildford's sought-after residential areas.





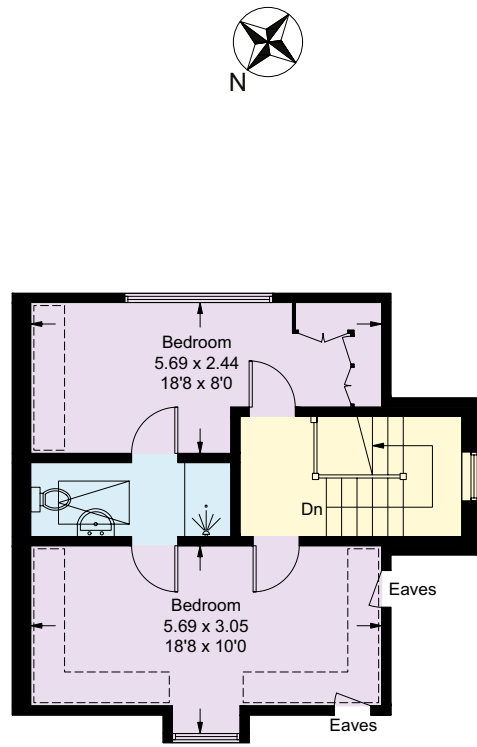
Ground Floor

Approximate Gross Internal Area
214.6 sq m / 2310 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Second Floor



GARDEN AND GROUNDS

The garden is accessed directly from both the kitchen/breakfast/dining room and the drawing room via wide, glazed tri-fold doors, creating a natural flow between the interior and exterior. A broad paved patio runs the width of the house, providing a generous, level space immediately outside the main living areas. Beyond, the garden extends in a simple arrangement, currently laid to lawn and offering scope for landscaping or further planting.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity and drainage. Heating provided by a highly efficient air source heat pump — a sustainable and cost-effective solution for year-round comfort.

Local Authority: Guildford Borough Council

EPC Rating: B

Council Tax Band: Not yet rated.

Tenure: Freehold

Directions

Postcode: GU1 2HR

what3words: ///lifted.rounds.amber

Viewings: Viewing is strictly by appointment through Knight Frank.



We would be delighted
to tell you more.

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