

LEVYLSdene

Guildford, Surrey



A WONDERFULLY PRIVATE AND MATURE DETACHED SINGLE STOREY DWELLING SET IN MATURE GARDENS, JUST 600M FROM THE MERROW PARADE OF SHOPS

The property provides superb single-storey living accommodation and, given its close proximity to several outstanding local schools, would also appeal to a young family who may wish to extend the home further, subject to the necessary consents.

Summary of accommodation

Ground Floor: Porch | Drawing room | Dining room | Conservatory | Kitchen/breakfast room
Principal bedroom | Two further bedrooms | Family bathroom | Shower room

Garden and Grounds: Ample driveway parking | Mature private gardens | Multiple terraces perfect for entertaining | Attached garage

In all approximately 0.33 acres

Distances: Merrow parade of shops 600m, Guildford's Upper High Street 1.7 miles, London Road Station
Guildford 1.8 miles (from 47 minutes to London Waterloo), Guildford mainline station 2.4 miles (from 32 minutes to London Waterloo)
A3 (northbound) 2.5 miles, A3 (southbound) 3.2 miles, M25 (Junction 10) 8 miles, Heathrow Airport 23.7 miles
Gatwick Airport 23 miles, Central London 31.7 miles (All distances and times are approximate)

SITUATION

No. 25 is conveniently situated towards the end of a quiet, prestigious, no-through residential road overlooking the upper green. Within easy reach are the thriving local amenities of Merrow village, including a well-stocked M&S petrol station and food store, newsagents & grocery, boots pharmacy and coffee shop. Families will appreciate the outstanding selection of nearby Primary and Secondary schools, most within walking distance, including Merrow Infant School, Bushy Hill Primary, St Thomas of Canterbury, Boxgrove Primary, St Peter’s Catholic School, and George Abbot.

Just 2 miles away lies the vibrant historic centre of Guildford, renowned for its picturesque cobbled High Street, boutique shopping, and extensive leisure options including the Yvonne Arnaud Theatre, G Live, cinema complex, Spectrum Leisure Centre, and Surrey Sports Park.

Transport links are excellent with a regular bus service into Guildford and two train stations including the mainline station connecting to London Waterloo in approximately 32 minutes. The A3 is close by linking to the M25 motorway, Gatwick and Heathrow Airports.





THE PROPERTY

This three bedroom detached bungalow offers an exceptional blend of comfort and functionality, with generous interiors designed for easy, single-storey living.

A welcoming entrance hall leads to a series of bright, spacious reception rooms. The drawing room enjoys large windows that flood the space with natural light, creating a warm and relaxing atmosphere. Adjacent to this, a separate dining room provides an elegant setting for entertaining, while the conservatory extends the living space further – perfect for enjoying the garden views year-round.

At the heart of the home lies a well-appointed kitchen/breakfast room, thoughtfully designed to combine practicality with style. With ample workspace, generous cabinetry, and space for casual dining, it's perfectly suited to both family life and entertaining.

The property features three comfortable bedrooms, each offering flexibility for use as guest accommodation, a study, or a hobby room. The bedrooms are serviced by a spacious family bathroom while a separate shower room enhances convenience for family and guests.

Outside, the bungalow is surrounded by beautifully mature gardens offering numerous spaces to entertain.

The home's footprint and generous plot also offers potential for either complete redevelopment for a larger dwelling, or for extension or reconfiguration (subject to planning consent), providing exciting scope depending on the incoming purchasers requirements.



GARDEN AND GROUNDS

Considerable parking is available across two separate driveways at the front of the property while the well-proportioned garden hosts mature trees offering privacy from the neighbouring properties, and is a significant feature of this attractive home.

PROPERTY INFORMATION

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

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

Energy Performance Certificate: D

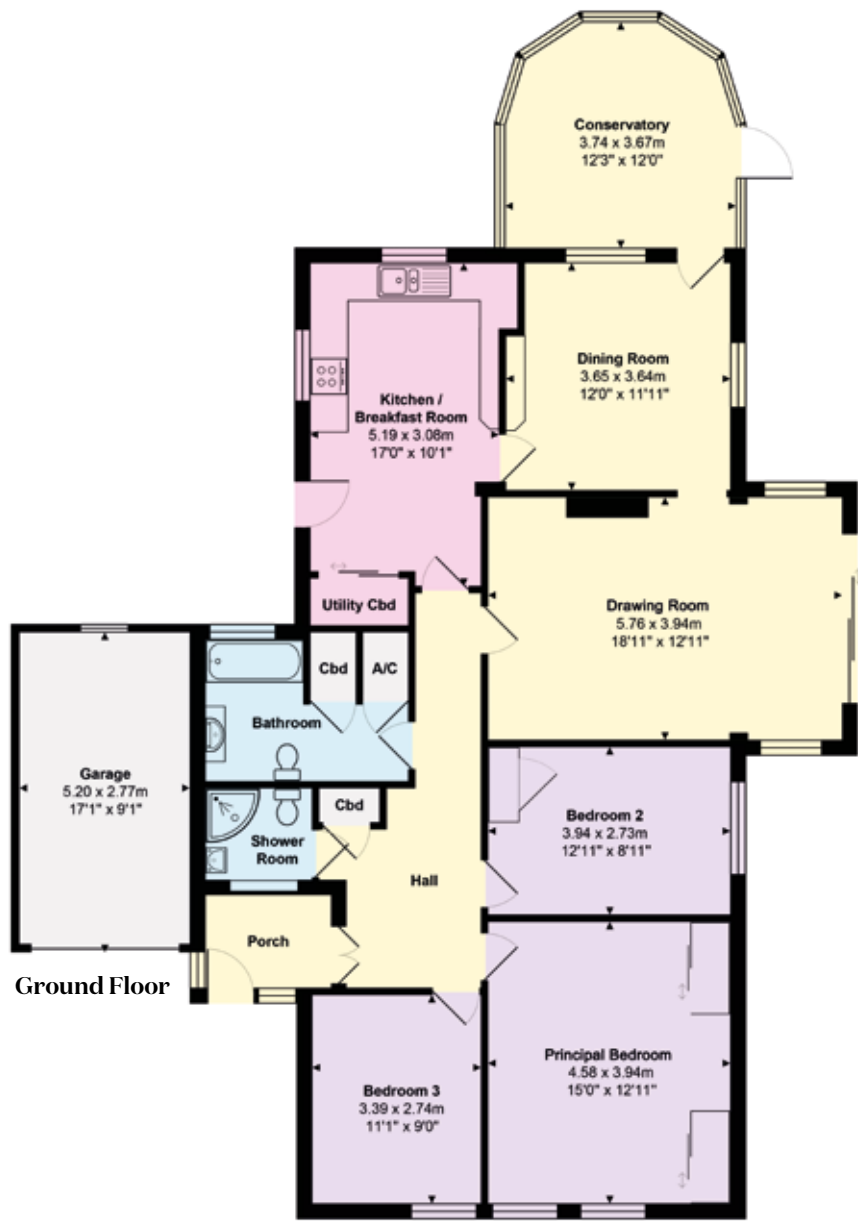
Tenure: Freehold

Directions
What3Words: ///unwanted.handed.poem
Postcode: GU1 2RT

Viewings: Viewing is strictly by appointment through Knight Frank.



- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Approximate Gross Internal Area
134.7 sq m / 1450 sq ft (excluding garage)

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.



We would be delighted
to tell you more.

James Ackerley
01483 617920
james.ackerley@knightfrank.com

Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford GU1 3DE

Tim Chapman
01483 963880
tim.chapman@knightfrank.com

knightfrank.co.uk

Your partners in property

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements given by Knight Frank in the particulars, by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of Knight Frank. 2. Material Information: Please note that the material information is provided to Knight Frank by third parties and is provided here as a guide only. While Knight Frank has taken steps to verify this information, we advise you to confirm the details of any such material information prior to any offer being submitted. If we are informed of changes to this information by the seller or another third party, we will use reasonable endeavours to update this as soon as practical. 3. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 4. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 5. Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors. 6. VAT: The VAT position relating to the property may change without notice. 7. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2025. Photographs and videos dated October 2025. All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to marketing.help@knightfrank.com or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by wordperfectprint.com