

IVYHURST

Cranleigh



**Chantries
& Pewleys**

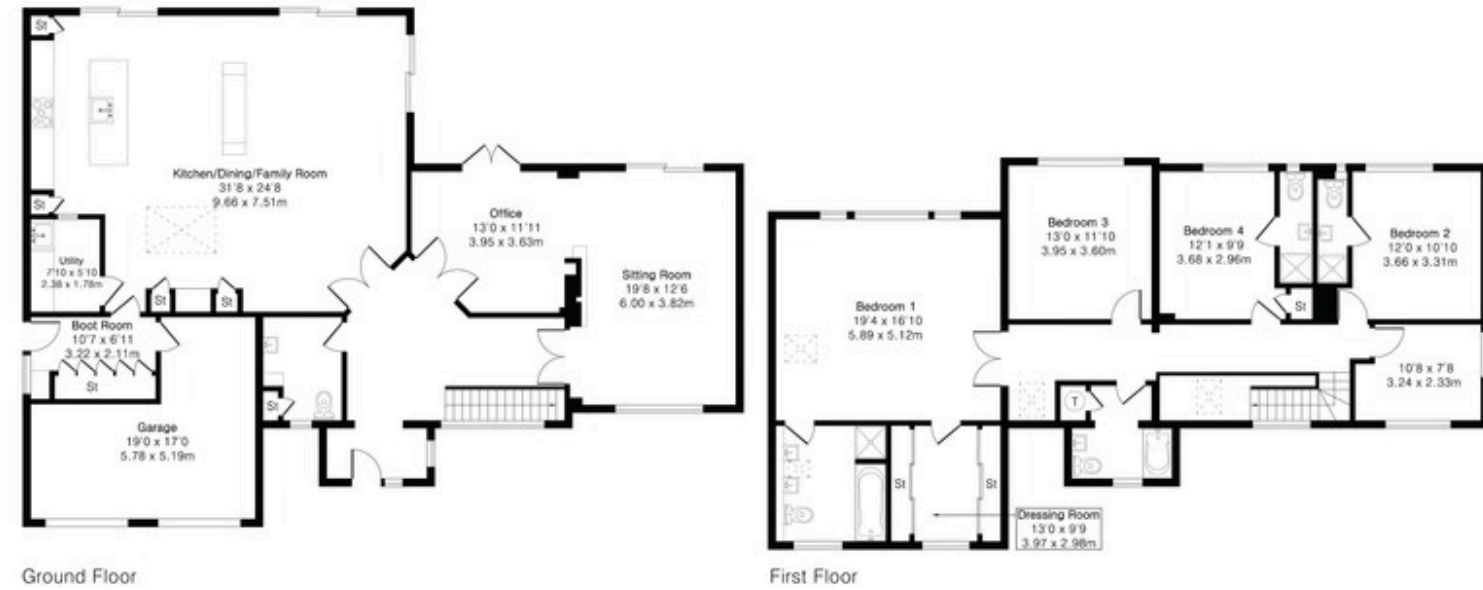
ESTATE AGENTS



**Approximate Gross Internal Area 3256 sq ft - 302 sq m
(Including Garage)**

Ground Floor Area 1845 sq ft - 171 sq m

First Floor Area 1411 sq ft - 131 sq m



AT A GLANCE

- Substantial detached family home extending to approximately 3,256 sq ft
- Impressive open-plan kitchen/dining/family extension
- Large central island and extensive fitted cabinetry
- Sliding doors opening directly onto the south-facing terrace
- Plot of approximately 0.5 acres
- Four bathrooms, including three en-suite facilities
- Principal bedroom suite with dressing room and large en-suite bathroom
- Separate sitting room
- Office/playroom
- Double garage and extensive driveway parking

Tenure: Freehold. Council Tax Band: G EPC: D

FROM THE AGENT

"The scale here is immediately apparent, but what stands out most is how well the house has been adapted for modern family life. The rear extension has created a genuinely impressive main living space, with the kitchen at its centre and direct connection to the garden, while the more formal sitting room and separate study give useful flexibility away from the main hub.

Upstairs, the bedroom arrangement works particularly well, with a substantial principal suite sitting apart with its own dressing room and en-suite, alongside two further en-suite bedrooms that make the layout especially practical for larger families or visiting guests."

Gavin Amberton
Director



OPEN PLAN LIVING

The defining feature of the house is the substantial rear extension, which has transformed the way the ground floor functions.

This is a genuinely impressive open-plan kitchen, dining and family space, designed as the centre of day-to-day life. The kitchen is arranged around a large central island with seating, extensive fitted cabinetry, integrated storage and generous preparation space.

The layout works well because each zone feels clearly defined without being disconnected. There is room for a full dining table, informal seating and day-to-day family use, while the large sliding doors bring the terrace and garden directly into the space.

Natural light is a major strength here, helped by roof glazing and the broad rear elevation. A wood-burning stove adds a natural focal point within the family area, giving the space character as well as function.





RECEPTION SPACES



Away from the main open-plan living area, the separate sitting room offers a quieter retreat, with generous proportions and direct outlook across the garden. A further reception room provides useful flexibility depending on requirements, whether as a home office, playroom or additional snug.

The entrance hall also deserves mention, creating an immediate sense of space and setting the tone for the rest of the house.

Practical supporting spaces include a utility room, boot room and cloakroom.



FIRST FLOOR

The first floor is arranged well for family living. The principal bedroom is a particularly substantial suite, with excellent floor space, a dedicated dressing room and a large en-suite bathroom.





Two further bedrooms benefit from their own en-suite shower rooms, which gives the layout useful flexibility for older children, guests or multi-generational living. The remaining bedrooms are served by the family bathroom.

In total, the house offers five bedrooms and four bathrooms.





THE GARDEN

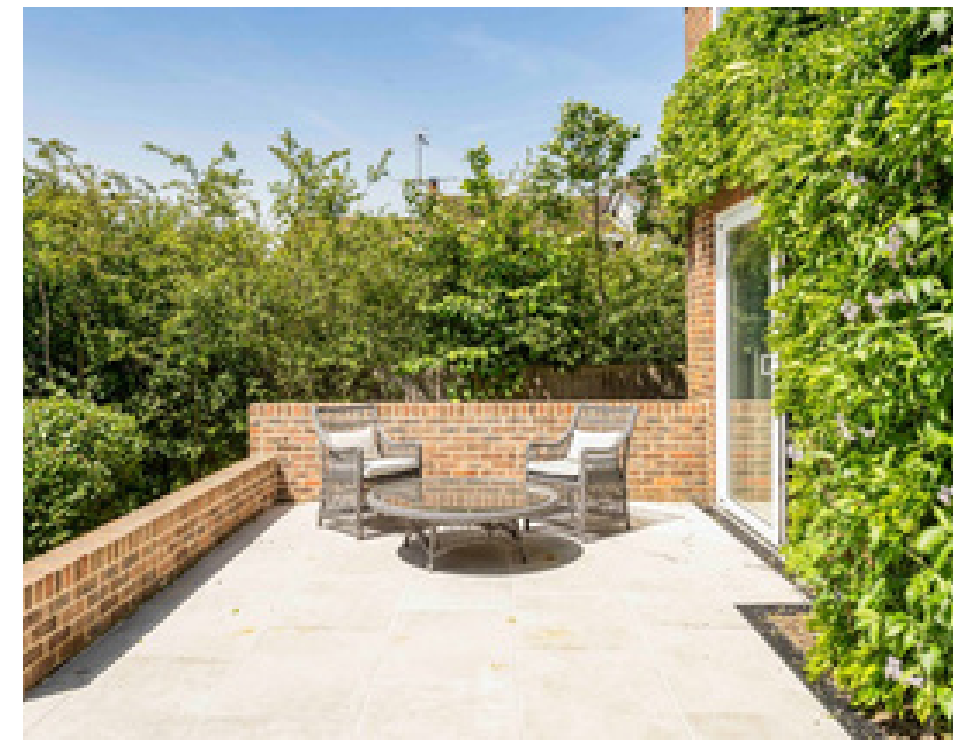


The rear garden enjoys a south-facing orientation and sits particularly well with the house, feeling like a direct extension of the main living accommodation.

A broad terrace provides immediate entertaining space outside the kitchen, while the main garden extends beyond with mature boundaries creating a strong sense of privacy.

The overall plot gives children plenty of usable outdoor space while still keeping the connection to the house.

To the front, the long driveway provides extensive parking alongside access to the double garage.





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