

14 WYKEHAM ROAD

Merrow



Chantryes
& Pewleys

ESTATE AGENTS



AT A GLANCE

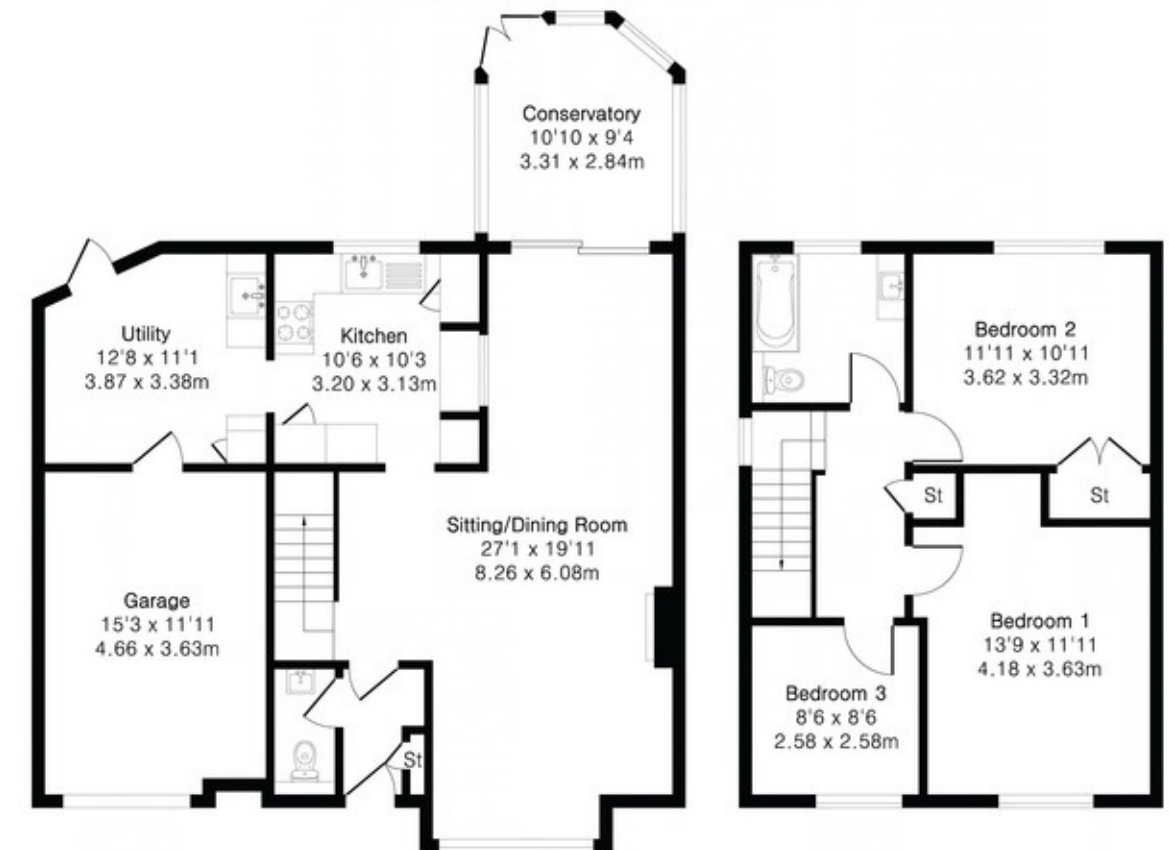
- Detached three-bedroom home
- Particularly generous overall plot
- Large, established rear garden
- Connected living and dining space
- Conservatory opening towards the garden
- Separate kitchen
- Useful utility room
- Garage and off-street parking
- Opportunity to update and personalise
- Offered with no onward chain

Tenure: Freehold - Council Tax Band: F - EPC: C

**Approximate Gross Internal Area 1500 sq ft - 139 sq m
(Including Garage)**

Ground Floor Area 959 sq ft – 89 sq m

First Floor Area 541 sq ft – 50 sq m



FROM THE AGENT

"The size and maturity of the garden is the first thing I would focus on here. It gives the house a setting that is increasingly difficult to find, with established trees, planting and plenty of depth beyond the rear of the house. Inside, there is a good amount of accommodation to work with. The main living and dining space already connects through to the conservatory and garden, while the kitchen and utility sit alongside. For a buyer looking for a house they can gradually update to suit their own taste, there is a strong starting point here."

James

James Boyden
Branch Manager



FLEXIBLE LIVING

The main ground-floor living space runs across a substantial part of the house and is arranged to accommodate distinct sitting and dining areas. A broad front window brings light into the sitting area, while the dining end leads directly towards the conservatory. This creates a clear connection from the front of the house through to the garden at the rear. The arrangement gives the room flexibility without separating everyday living into a series of smaller spaces. There is room to define different areas through furniture while retaining the visual connection between them.

The conservatory is reached directly from the dining area through folding doors and provides a transition between the house and garden. Its glazed elevations give a broad outlook across the rear, while doors provide direct access outside.



KITCHEN & UTILITY

The kitchen sits at the rear of the house, with fitted cabinetry arranged around three sides and a wide window looking onto the garden. It is separate from the principal living space but positioned immediately alongside the dining area, making the two spaces straightforward to use together.

Beyond the kitchen is a separate utility room. This provides additional practical space away from the main kitchen and has its own external access.



BEDROOMS & BATHROOM

There are three bedrooms on the first floor. Bedroom one sits across the front of the house and is the largest of the three. Two further bedrooms provide additional accommodation, with all three arranged from the central landing. The family bathroom is also on this floor and currently includes a bath with shower over, WC and wash basin.





The rear garden is one of the defining features of the property and deserves particular emphasis. It extends a considerable distance behind the house and has been established over time with mature trees, shrubs, planted beds and areas of grass. Curving paths lead through the garden, breaking up the space and creating different areas rather than one uninterrupted expanse. The mature planting gives the garden structure and character.

There is also enough depth for different parts of the garden to serve different purposes, while still retaining substantial planted areas. To the front is off-street parking together with an integral garage. The garage connects internally with the ground-floor accommodation, adding useful storage as well as conventional parking potential. The property further benefits from solar panels.





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