

27 MERROW CHASE

MERROW





AT A GLANCE

- Detached three bedroom family home
- Open views across the golf course
- Excellent opportunity to update and modernise
- Potential to extend, subject to planning permission
- Sitting room with direct access to the rear garden
- Separate dining room & fitted kitchen
- First floor bathroom & downstairs shower room
- Generous rear garden, driveway parking and garage
- Lovely walks accessible through the garden gate
- Within the catchment area of several well-regarded schools



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

**Approximate Gross Internal Area 1140 sq ft - 106 sq m
(Excluding Garage)**

Ground Floor Area 570 sq ft – 53 sq m

First Floor Area 570 sq ft – 53 sq m

Garage Area 153 sq ft – 14 sq m



FROM THE AGENT

"The setting is the great attraction here. Having Guildford Golf Club immediately beyond the rear garden gives the house an outlook that is difficult to replicate, particularly in such an established residential area. The well-presented house offers a practical layout, with separate living and dining rooms, three bedrooms and a good-sized garden. There is scope to modernise, but the more interesting opportunity is to consider how the accommodation could be reworked or extended, subject to planning, to take greater advantage of the garden and views."

Anthony

Anthony Brown
Director





LIVING & DINING

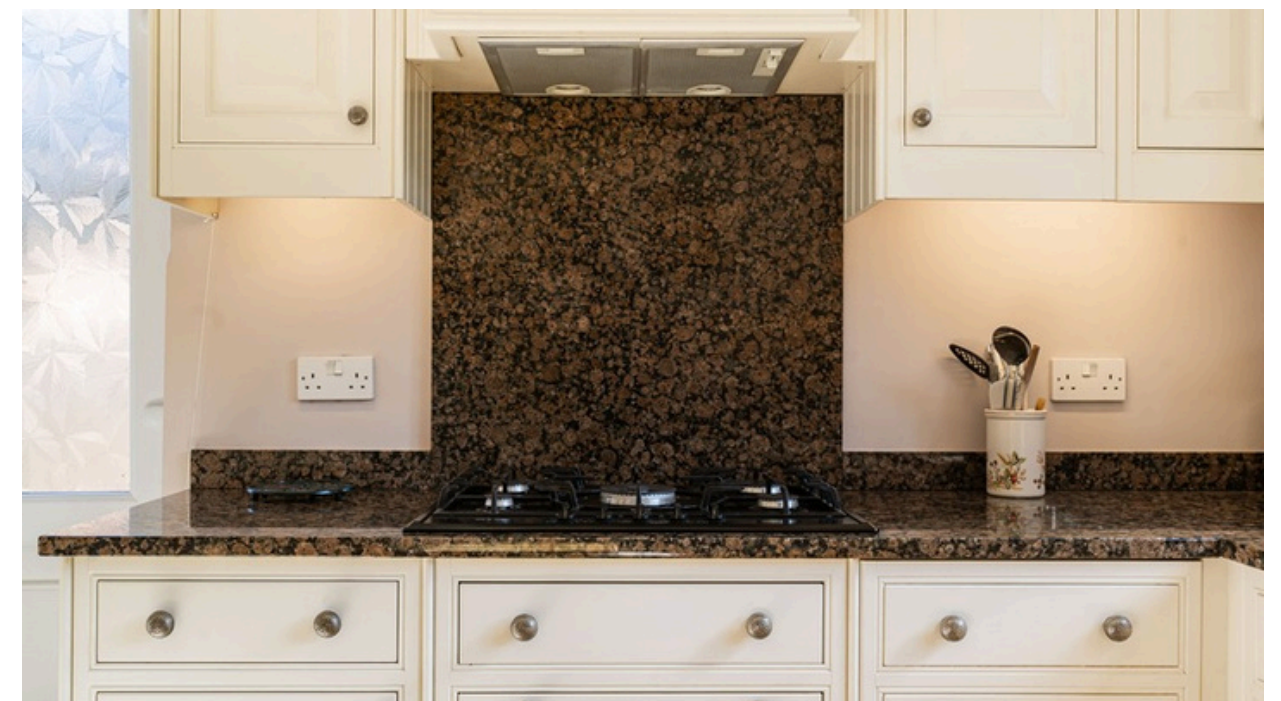
The principal sitting room has a double aspect where windows and patio doors bring in natural light and provide a direct connection to the garden. A fireplace forms a central feature, while the room offers space for both seating and entertaining. The garden outlook is particularly noticeable here, with the patio doors drawing attention towards the greenery outside.



MODERN FITTED KITCHEN

The kitchen is arranged around three sides, with fitted cupboards, work surfaces and integrated cooking appliances. A window above the sink provides natural light and an outlook towards the garden, while the central area has space for a small breakfast table.

For buyers considering more substantial changes, the relationship between the kitchen, dining room and garden is worth exploring. Reconfiguring these spaces could create a more connected arrangement for cooking, dining and everyday family life, subject to any required approvals.



BEDROOMS & BATHROOMS

The first floor provides three bedrooms, reached from a central landing. The principal bedroom is a particularly good size, with extensive fitted wardrobes and additional built-in storage. Its arrangement allows for a substantial bed while retaining useful floor space. The remaining bedrooms offer flexibility for family accommodation, guests or a home office, depending on individual requirements and enjoy pleasant views over the surrounding gardens and greenery. A bathroom serves the first-floor accommodation. In addition, there is a downstairs shower room fitted with an enclosed shower cubicle, wash hand basin and W.C.





GARDEN & SETTING

The rear garden is one of the property's most important features. Extending away from the house, it provides a substantial area of lawn, established planting and mature trees, with defined seating areas positioned to enjoy different parts of the garden. A paved terrace offers space for outdoor furniture, while a further seating area beneath the trees creates a more sheltered place to sit.

Beyond the garden lies the golf course, with the fairways and surrounding trees providing an attractive, open backdrop. A variety of lovely walks across Merrow Downs are accessible straight through the garden gate. To the front, the house is approached across a paved driveway, with established planting and a garage providing additional parking and storage. The property benefits from having roof top solar panels providing free electricity as well as a feed in tariff income.





 **Chantries & Pewleys**

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