

5 ELLES AVENUE

Merrow



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

Four bedroom detached house

Bespoke, solid oak, ledge and brace doors throughout

Open-plan kitchen/dining/family room

Separate living room

Principal bedroom with en suite shower room

Family bathroom and ground floor cloakroom

Landscaped rear garden with terrace

Large gravel driveway providing off-street parking

Positioned close to the Merrow Downs

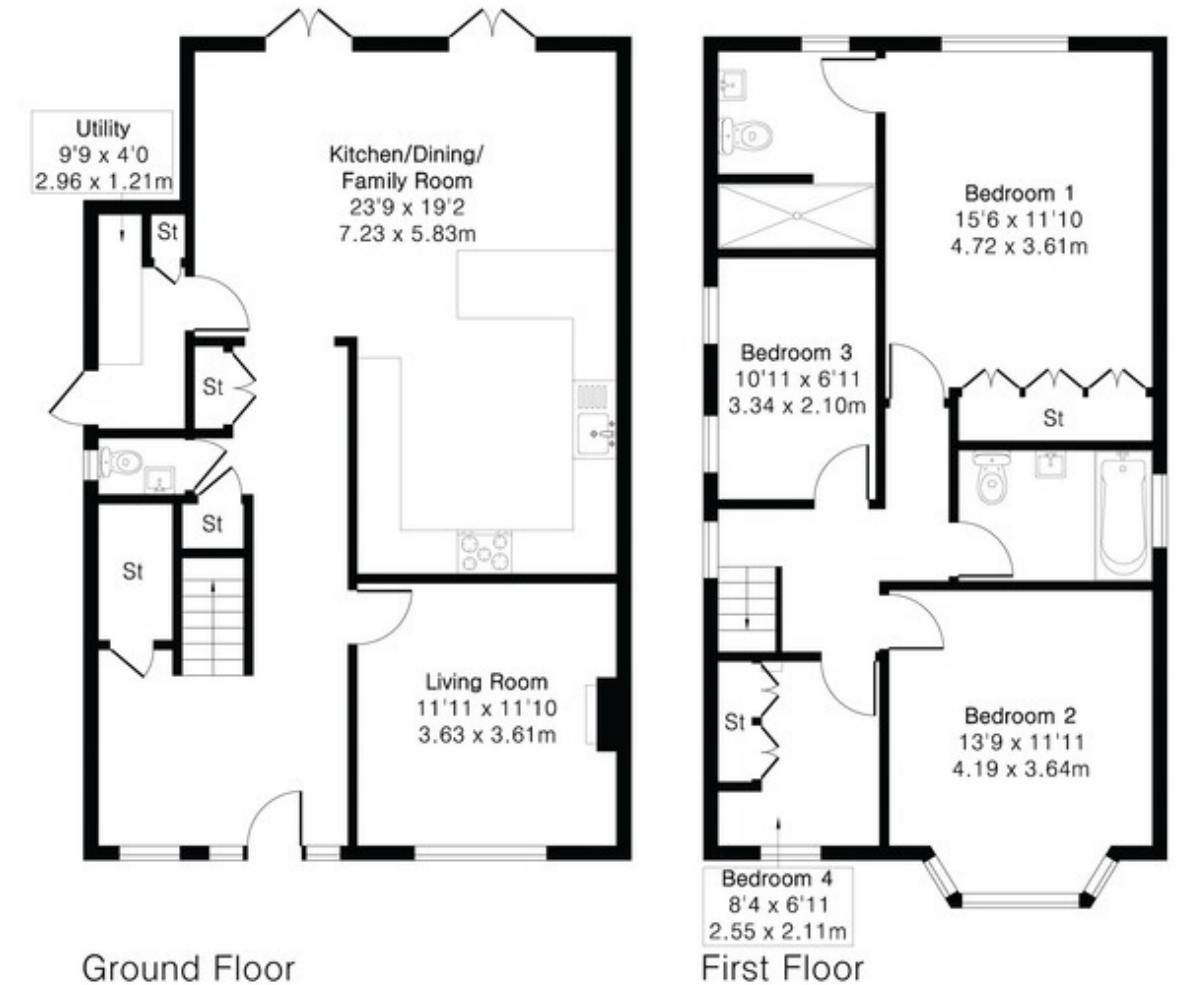
Catchment for several well-regarded schools

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

Approximate Gross Internal Area 1540 sq ft - 143 sq m

Ground Floor Area 815 sq ft – 76 sq m

First Floor Area 725 sq ft – 67 sq m



FROM THE AGENT

"The kitchen and family space is what really shapes the house here. It runs across the full width of the rear, and the way the kitchen, dining area and seating space all connect out to the garden makes it feel naturally set up for day-to-day family life. Being positioned so close to Merrow Downs is another huge advantage. You have immediate access to open countryside and beautiful walking routes, while still being within reach of several highly regarded schools and Guildford town centre."

Anthony

Anthony Brown
Director



NATURAL LIGHT

The entrance hall gives the house an open feel from the moment you walk in, with engineered wood flooring, natural light from both the front and rear, and enough space for the area to feel more than simply transitional. The staircase sits neatly to one side, while the view through towards the kitchen and garden immediately draws you into the main living space.

The living room sits to the front of the house and offers a quieter reception space away from the open-plan kitchen area. A large window brings in good natural light, while the proportions allow the room to work comfortably for everyday use as well as evenings away from the busier family space.





FAMILY LIVING

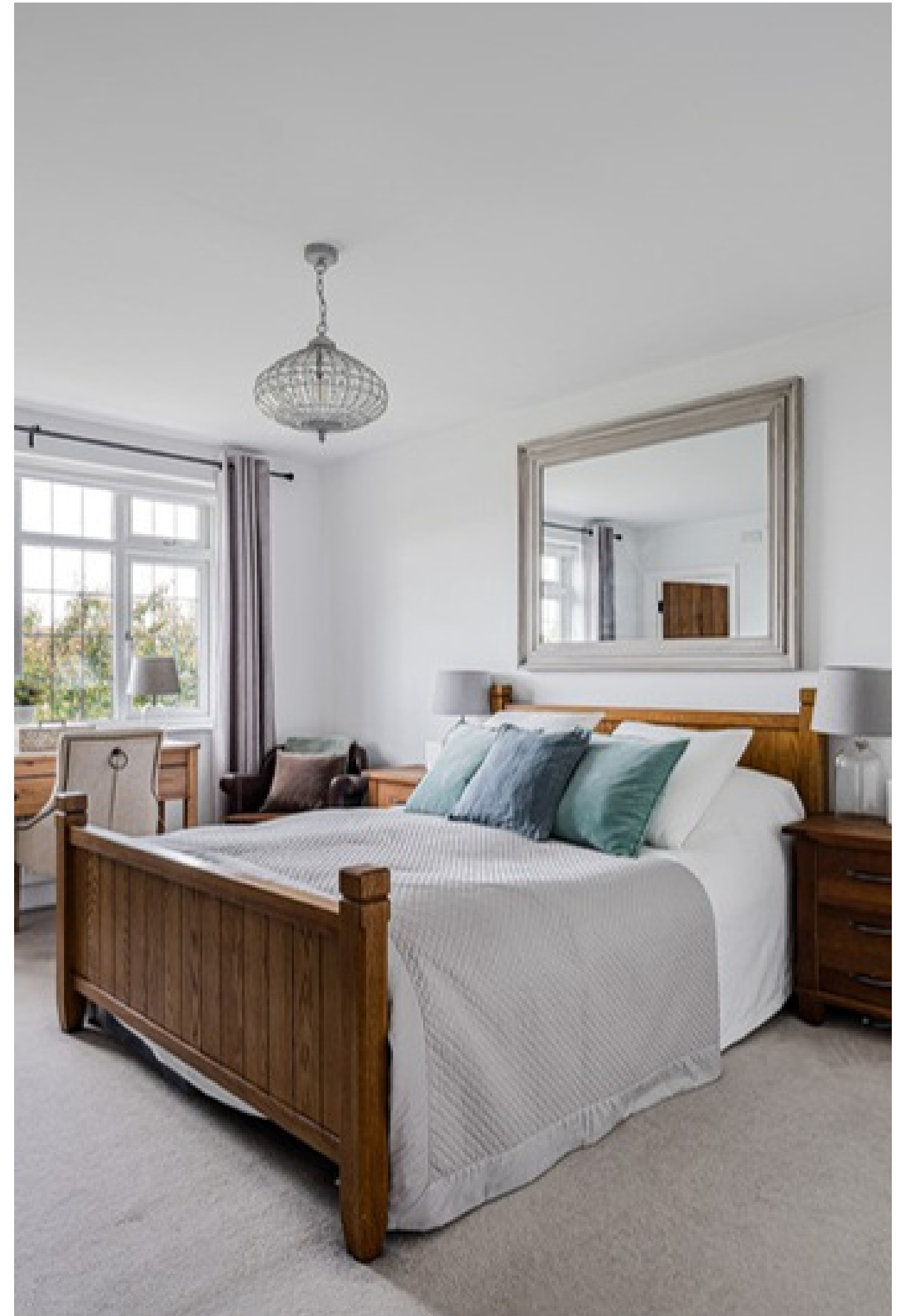
The main living space spans the full width of the rear of the house and is arranged around a large central breakfast bar, creating clear zones for cooking, dining and day-to-day seating. Large French doors open directly onto the terrace and garden, which changes how the room is used through the warmer months and brings a strong connection between inside and outside.

The kitchen itself provides extensive storage and preparation space, with shaker-style cabinetry, granite worktops and room around the breakfast bar for informal seating and everyday use. A separate utility room keeps appliances and additional storage away from the main room.



FIRST FLOOR

The first floor is arranged with four bedrooms and two bath/shower rooms. The principal bedroom is positioned to the rear of the house and includes fitted wardrobes along with an en suite shower room. Bedrooms two and three are both comfortable doubles, while the fourth bedroom also works well as a nursery, dressing room or study depending on requirements. The family bathroom is fitted with a bath and overhead shower, alongside a modern white suite.





THE GARDEN



The rear garden has been landscaped with a large stone terrace positioned directly outside the kitchen and family space, allowing plenty of room for outdoor dining and seating. Beyond the terrace, the garden extends into a generous level lawn enclosed by mature hedging, giving the space a good degree of privacy.

A detached garden outbuilding with power and lighting provides additional storage towards the rear boundary. To the front, the gravel driveway provides extensive off-street parking with an electric car charging point.





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