

2 MERROW CROFT

Merrow



**Chantries
& Pewleys**

ESTATE AGENTS



FROM THE AGENT



AT A GLANCE

- Detached family home of over 2,500 sq ft
- Established rear garden with depth and privacy
- Kitchen opening into conservatory
- Three separate reception areas
- Large principal bedroom with en suite
- 3 further bedrooms
- Integral garage and utility room
- Driveway parking with broad frontage
- Positioned on a well-regarded residential road
- Within catchment for several schools



"The first impression here is the width of the house and how comfortably it sits within its plot. The internal layout has been arranged in a way that gives family-orientated flexibility. The main living room runs the full depth of the house, with large doors leading to patios to the front and rear, bringing in consistent natural light. Alongside this, the kitchen and conservatory create a more informal day-to-day space, positioned to make the most of the garden outlook.

Upstairs, the bedroom arrangement works well for family life. The master bedroom is a superb size, with its own en-suite, while the remaining rooms are set around a central landing with good separation. Outside, the garden is a key part of the overall appeal. It extends well beyond the immediate terrace, with established planting, open lawn and secluded areas towards the rear. This is a house that has been looked after carefully, and it shows in how it presents. For a buyer, it offers immediate comfort with the option to adapt over time if required."

Anthony

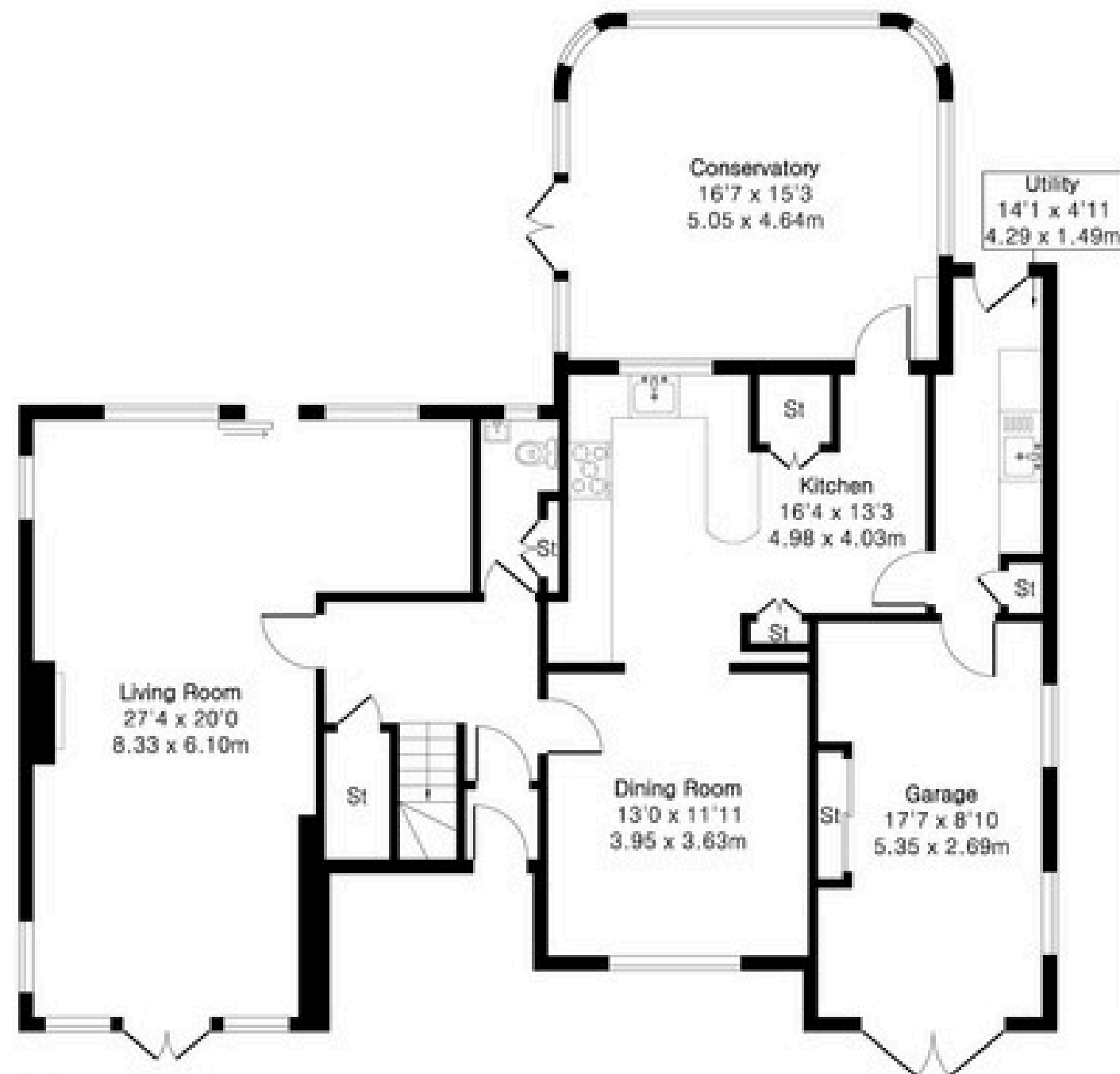
Anthony Brown
Director



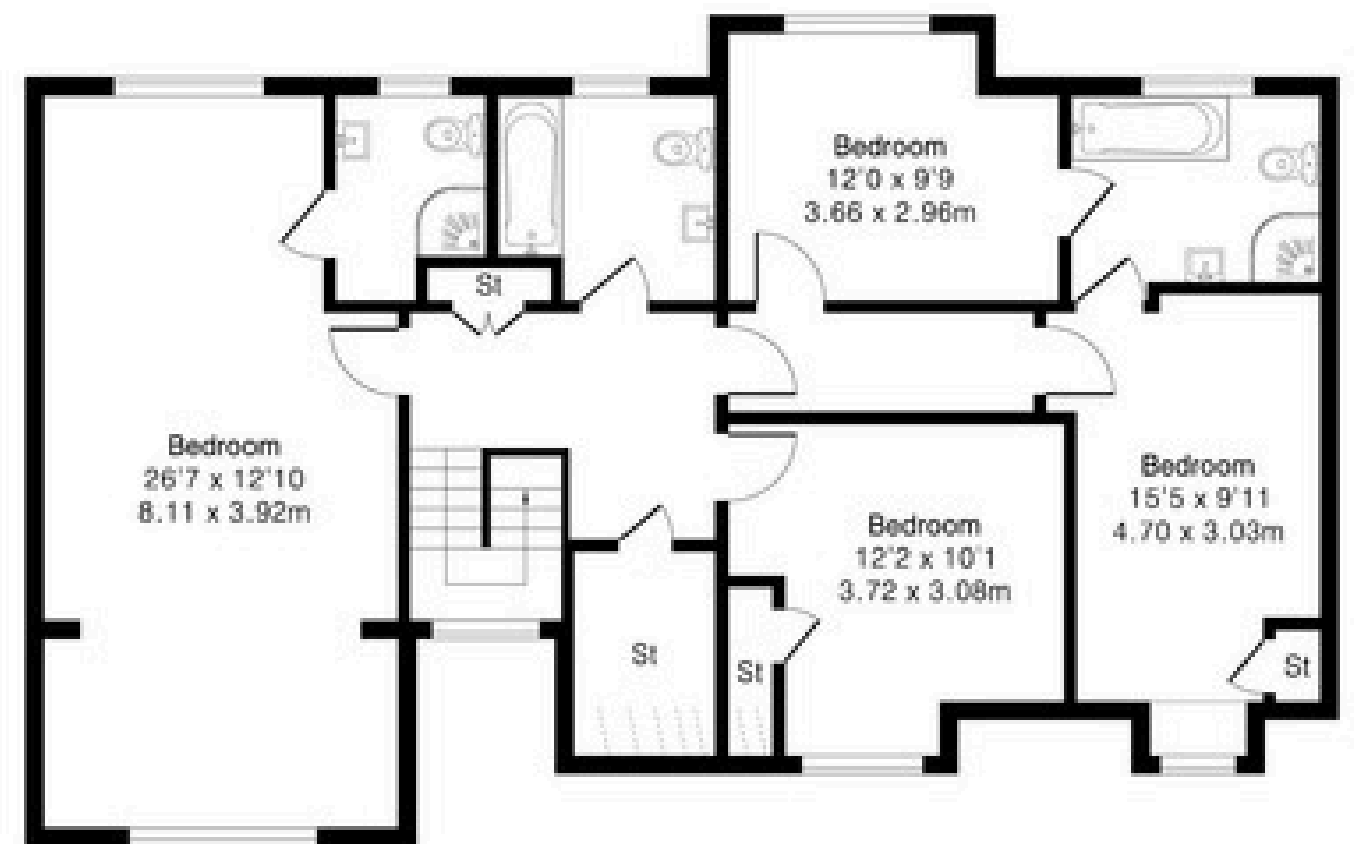
Approximate Gross Internal Area 2593 sq ft - 240 sq m

Ground Floor Area 1480 sq ft - 137 sq m

First Floor Area 1113 sq ft - 103 sq m



Ground Floor



First Floor

VERSATILE LIVING SPACES

Set along a well-regarded residential road, the house sits behind a broad frontage with ample driveway parking and an integral garage. The spacing between neighbouring houses gives a sense of openness on arrival, which is often sought but not always found. The position also places it within reach of several well-regarded schools, which continues to underpin demand in this part of Guildford.

The entrance hall provides a central point from which the main living spaces connect. The principal reception room runs from front to back, with a fireplace forming a natural focal point and wide glass doors at both ends drawing in light throughout the day. It is a room that can adapt easily, whether arranged more formally or as a relaxed family space. A separate dining room sits alongside the kitchen, offering space well suited to hosting friends or for quieter use.





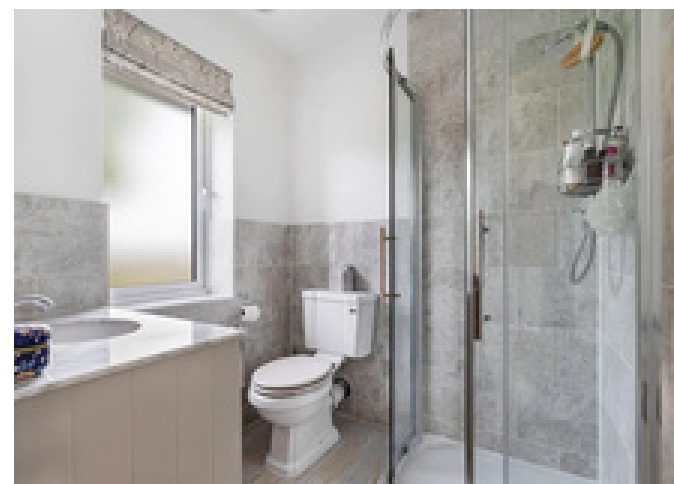
SOCIAL KITCHEN

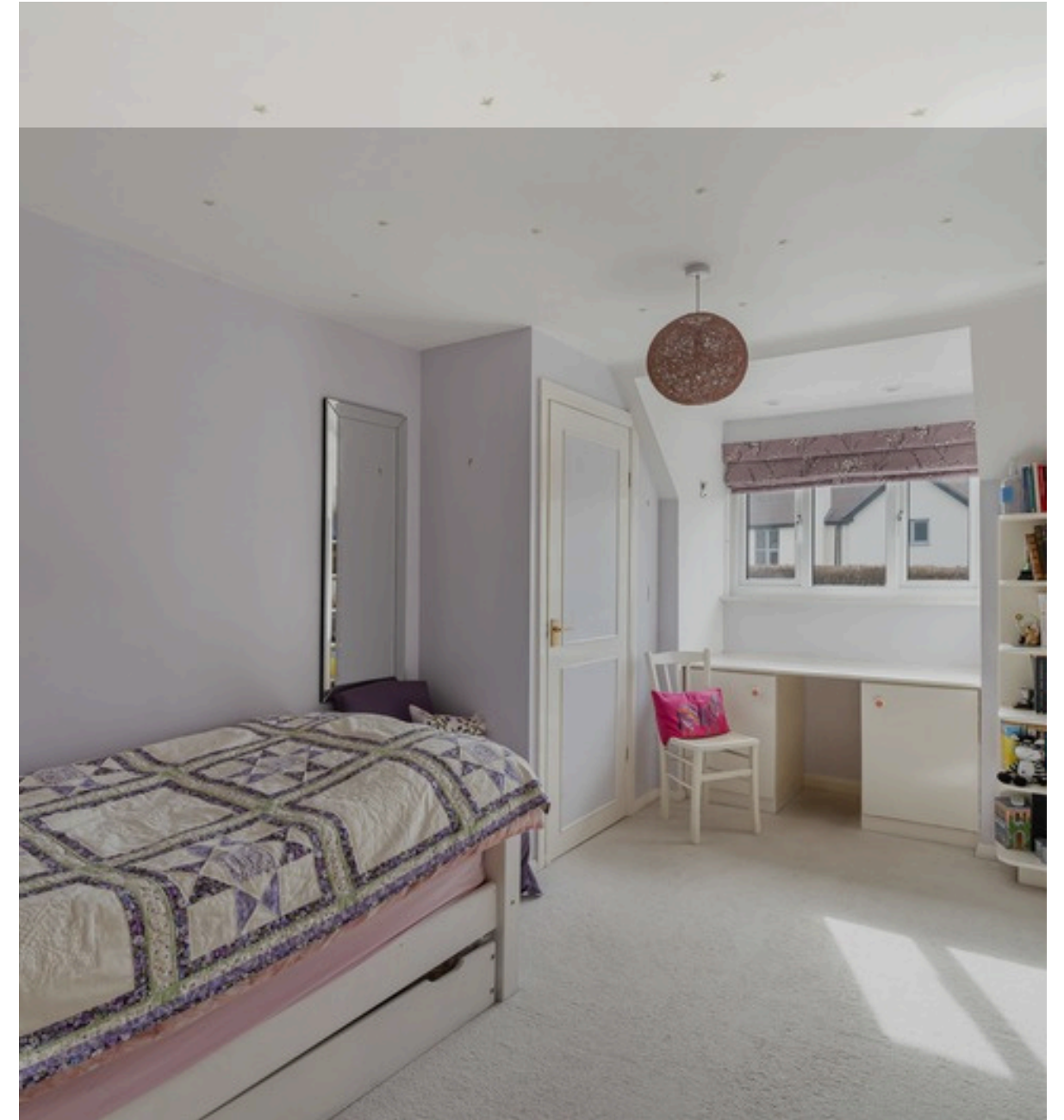
To the rear, the kitchen is arranged with ample marble work surface and storage, and connects directly into a conservatory, creating the natural hub of the house. A utility room and internal access to the garage add practical support to the main living space.



BEDROOMS & BATHROOMS

The first floor is arranged around a central landing, giving access to four good-sized bedrooms. The master bedroom stands out for its scale, with a spacious dressing area and the benefit of an en-suite. The remaining bedrooms are well distributed, offering flexibility for family use, guest accommodation or working from home. Bathrooms are positioned to serve the secondary bedrooms, with a combination of bath and shower facilities.





THE GROUNDS



Beautiful, mature grounds offering privacy, space and endless possibilities



The rear garden is a defining feature. Immediately behind the house is a paved terrace, positioned for seating and outdoor dining and to catch the afternoon and evening sun. From here, the garden opens into a wide lawn, framed by established borders and mature planting.

Further back, there are more informal areas, including a greenhouse and large shed, and space that could be adapted depending on how a buyer wants to use it. The overall depth creates a sense of separation from neighbouring properties. It is a garden that has clearly been developed over time and offers both structure and flexibility.





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