

52 FOXGLOVE GARDENS

Merrow Park





AT A GLANCE

- Four bedrooms arranged over two upper floors
- Generous living and dining room
- Direct access from the main living space to the garden
- Separate fitted kitchen
- First-floor family bathroom
- Versatile second-floor bedroom
- Mature rear garden with terrace
- Garage
- Multitple parking spaces
- Catchment for several reputable schools

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

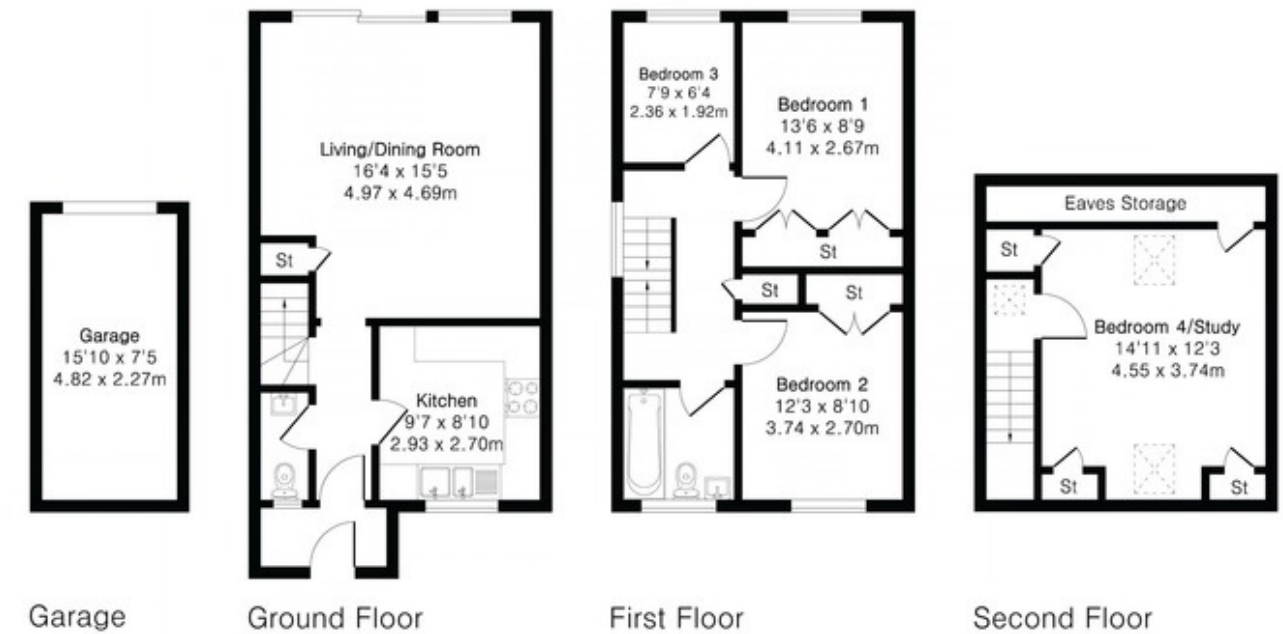
**Approximate Gross Internal Area 1067 sq ft - 99 sq m
(Excluding Garage)**

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 406 sq ft – 38 sq m

Second Floor Area 230 sq ft – 21 sq m

Garage Area 118 sq ft – 11 sq m



FROM THE AGENT

"The connection between the main living space and the garden is a real strength here. The room has enough space to create distinct sitting and dining areas, with wide glazed doors bringing the garden into view and opening directly onto the terrace."

James

James Boyden
Branch Manager





BEAUTIFUL INTERIORS

The living and dining room is the room that defines the ground floor. It extends across the rear of the house, creating enough space for clearly defined sitting and dining areas while keeping them connected. The sitting area is arranged around a fireplace, with the dining space positioned closer to the kitchen and entrance hall. This makes the room practical for everyday use rather than simply one large, undivided space. Wide glazed doors bring in plenty of natural light and open directly onto the terrace, where there is space for an outdoor table and chairs. In warmer weather, the terrace becomes a natural extension of the room.





PRACTICAL KITCHEN

The kitchen sits separately at the front of the ground floor. Fitted cabinetry runs around three sides, providing a useful amount of storage and preparation space, with an integrated dishwasher, oven and hob. A window above the worktop brings natural light into the room, while its position close to the dining area keeps the two spaces conveniently connected without making the entire ground floor open plan.



NATURAL LIGHT

Three bedrooms are arranged on the first floor. Two are doubles, with the third providing a smaller bedroom that could also adapt to other needs. The family bathroom is also on this level and includes a bath with shower over, WC and wash basin. Stairs continue to the second floor, where the fourth bedroom occupies its own level. The room has useful floor area with roof windows introducing natural light. Its separation from the other bedrooms gives it a degree of independence that could suit an older child, guest room or a combination of bedroom and study space.



GARDEN & SETTING

Set within an established residential setting, this four-bedroom home has accommodation arranged over three floors, with a separate garage and parking. The approach to the house is softened by mature planting and a tree within the front garden, while the rear has an established garden that creates a leafy outlook from the main living space. The eastern boundary adjoins a permanent conservation area, offering privacy, shade, and a beautiful outlook. The property is also within catchment for several reputable schools.

The rear garden has been established over time, with mature shrubs, trees and planted borders creating greenery around the boundaries. Immediately outside the living room is a paved terrace with space for outdoor seating. Steps lead to the main section of garden beyond, creating a clear distinction between the area used for sitting and dining and the softer planted garden. The relationship between house and garden is particularly effective. From inside, the glazed doors frame the planting beyond, while outside the terrace sits immediately alongside the main living space. A separate garage provides additional storage or covered parking, complemented by additional parking.





 Chantries & Pewleys

01483 347100

Merrow@chantriesandpewleys.com
249 Epsom Rd, Merrow, Guildford GU1 2RE