



**Chantries  
& Pewleys**



**Fairway**  
Merrow





INTRODUCING

## 3 Fairway

MERROW GU1 2XG

*A substantial five-bedroom family home set in mature, private gardens of around two-thirds of an acre, located in one of Guildford's most prestigious roads. Built in 1928, the property retains many charming period features including oak joinery, fireplaces, and leaded light windows, while offering generously proportioned accommodation with four reception rooms, a large kitchen/breakfast room, and utility/boot room. The beautifully maintained gardens include sweeping lawns, mature trees and shrubs, and a sun terrace.*



**5 BEDROOMS**



**4 RECEPTION ROOMS**



**2 BATHROOMS**



**BEAUTIFUL, MATURE GARDENS**

**Tenure: Freehold**  
**Council Tax Band: H**  
**EPC: B**

































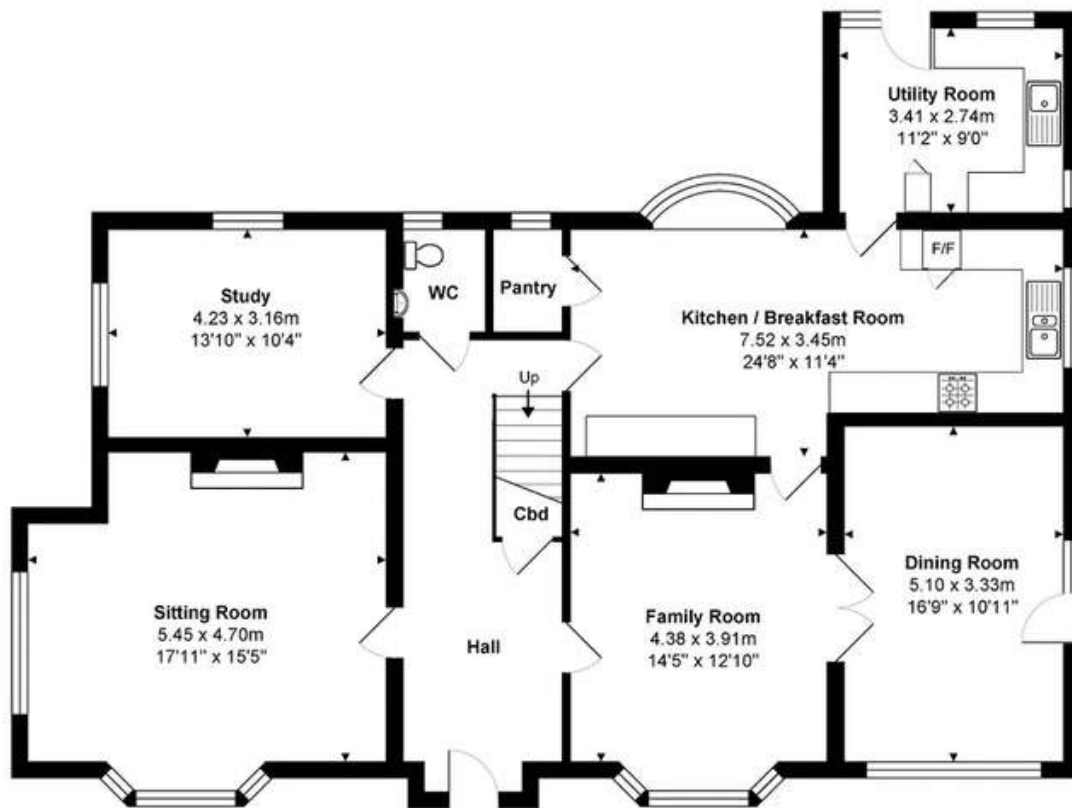








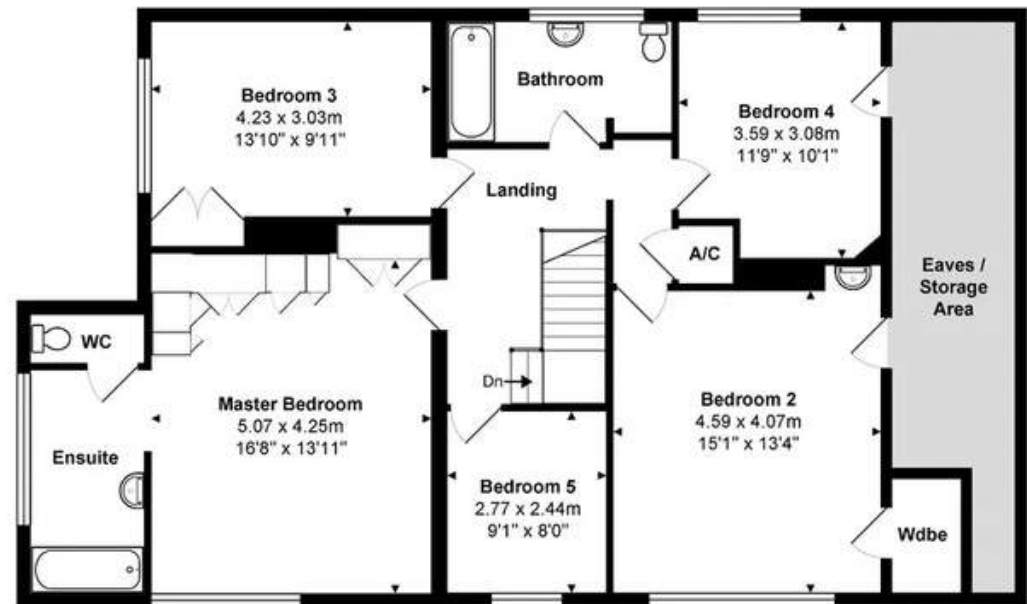




**Ground Floor**  
Approx. Gross Internal Area 135.4 m<sup>2</sup> ... 1457 ft<sup>2</sup>

Total Approx. Gross Internal Area 241.9 m<sup>2</sup> ... 2604 ft<sup>2</sup> (excluding eaves / storage area)

All measurements are approximate and for display purposes only. Not to scale. [www.energyassessuk.com](http://www.energyassessuk.com)



**1st Floor**  
Approx. Gross Internal Area 106.5 m<sup>2</sup> ... 1147 ft<sup>2</sup>





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