

MEAD LODGE

Boxgrove



**Chantries
& Pewleys**

ESTATE AGENTS

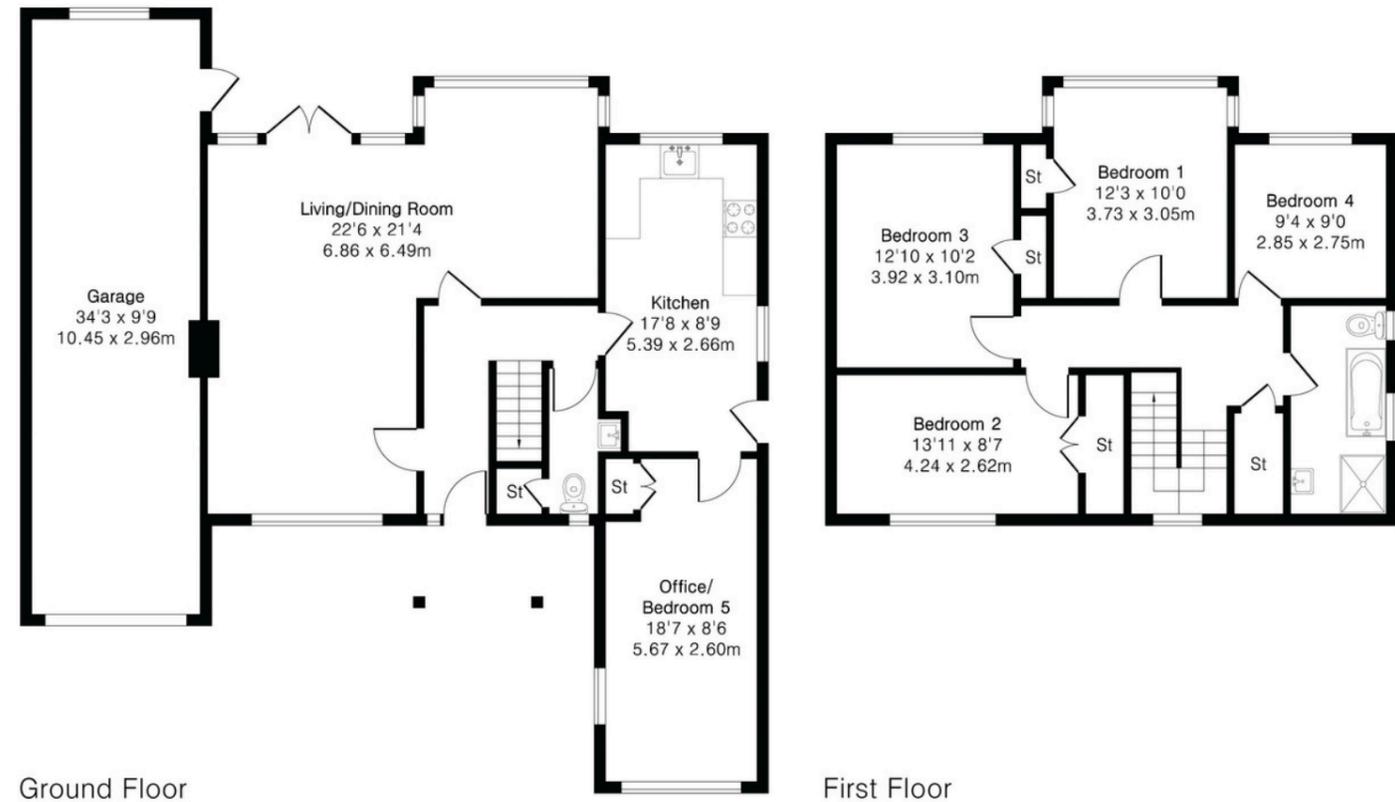


**Approximate Gross Internal Area 1549 sq ft - 144 sq m
(Excluding Garage)**

Ground Floor Area 842 sq ft – 78 sq m

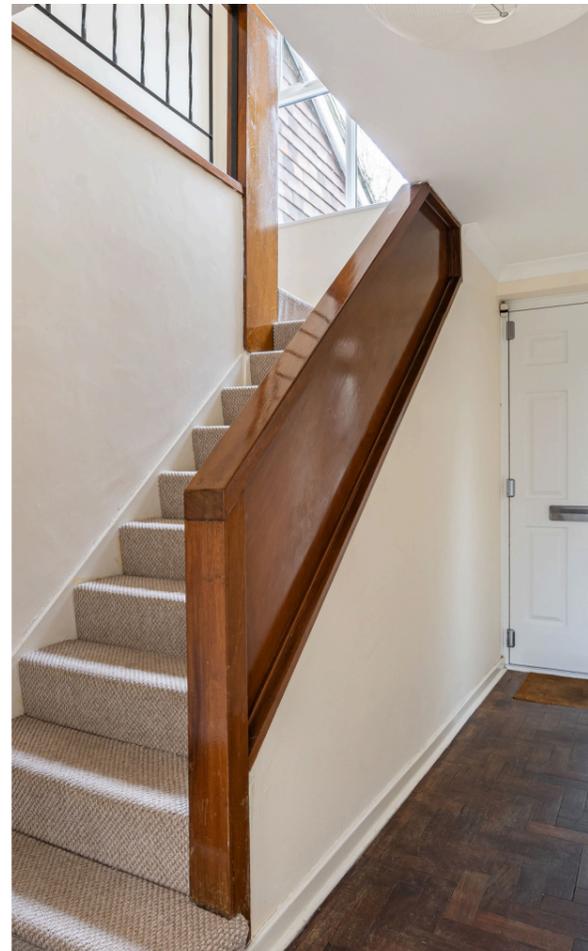
First Floor Area 707 sq ft – 66 sq m

Garage Area 333 sq ft – 31 sq m



AT A GLANCE

- Four bedroom detached house
- Large west facing rear garden
- 22ft living / dining room overlooking the garden
- Separate kitchen
- Ground floor office or fifth bedroom
- Garage and driveway parking
- Potential to extend (subject to planning)
- No onward chain
- Catchment for several well regarded schools
- Approx. 1,549 sq ft of accommodation
(excluding garage)



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

FROM THE AGENT

"This is a house that offers real flexibility. The main living space spans over 22ft across the rear of the property and opens directly to the garden, creating a natural hub for day-to-day family life. The plot is a key part of the appeal. The large west facing rear garden offers clear potential for extension if future buyers wanted to reconfigure or enlarge the house (subject to planning). With four bedrooms upstairs, a separate ground floor office or fifth bedroom, a large garage and no onward chain, the property offers a practical layout today with genuine scope for the future."

Anthony

Anthony Brown
Director



LIVING SPACES

The front door opens into a central hallway with stairs rising to the first floor and access to the main ground floor rooms. Storage cupboards and a cloakroom are positioned off the hall, helping keep the main living areas uncluttered. Running across the rear of the house, the living and dining room is the main social space and measures over 22ft in width. Large doors open directly onto the garden, bringing in natural light and creating an easy connection between inside and outside during the warmer months. The scale of the room allows for both seating and dining areas without compromise, making it well suited to family life or hosting friends.

The kitchen sits alongside the main living space and overlooks the garden. The layout allows for practical day-to-day use while still remaining connected to the rest of the house. For buyers considering longer term plans, the position of the kitchen and the width of the rear garden create obvious potential for extension or reconfiguration, subject to the usual planning permissions.

At the front of the property is a further room currently arranged as a home office. At over 18ft in length, the space is flexible and could equally work as a fifth bedroom, playroom or additional reception room depending on a buyer's needs.



BEDROOMS & BATHROOMS

Upstairs the landing leads to four bedrooms and the family bathroom. The principal bedroom sits to the rear and includes built-in storage, while the remaining bedrooms provide a mix of double and single rooms that work well for children, guests or workspace. The family bathroom includes both bath and shower facilities and is positioned centrally for easy access from all bedrooms. There is also access to a large loft space from the landing which could be utilised to provide further bedroom space, subject to relevant consents.



GARDEN & SETTING

One of the standout features of the property is the rear garden. The plot is both wide and west facing, allowing the garden to enjoy afternoon and evening sun. The space provides plenty of room for outdoor seating, play areas and planting, while also presenting clear scope for extension if desired in the future (subject to planning). A large garage sits to the side of the house and provides generous storage or parking and could also offer potential for conversion depending on requirements. Driveway parking is available to the front of the property.





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