

# 7 WILLOW COTTAGES

Boxgrove



Chantries  
& Pewleys

ESTATE AGENTS





# AT A GLANCE

- Two bedrooms
- Two reception rooms
- Kitchen/breakfast room
- First floor bathroom
- Good-sized rear garden
- Garage with adjoining office space
- Off street parking
- Period features including fireplaces
- EV charger
- £175 per annum fee for upkeep of the road

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

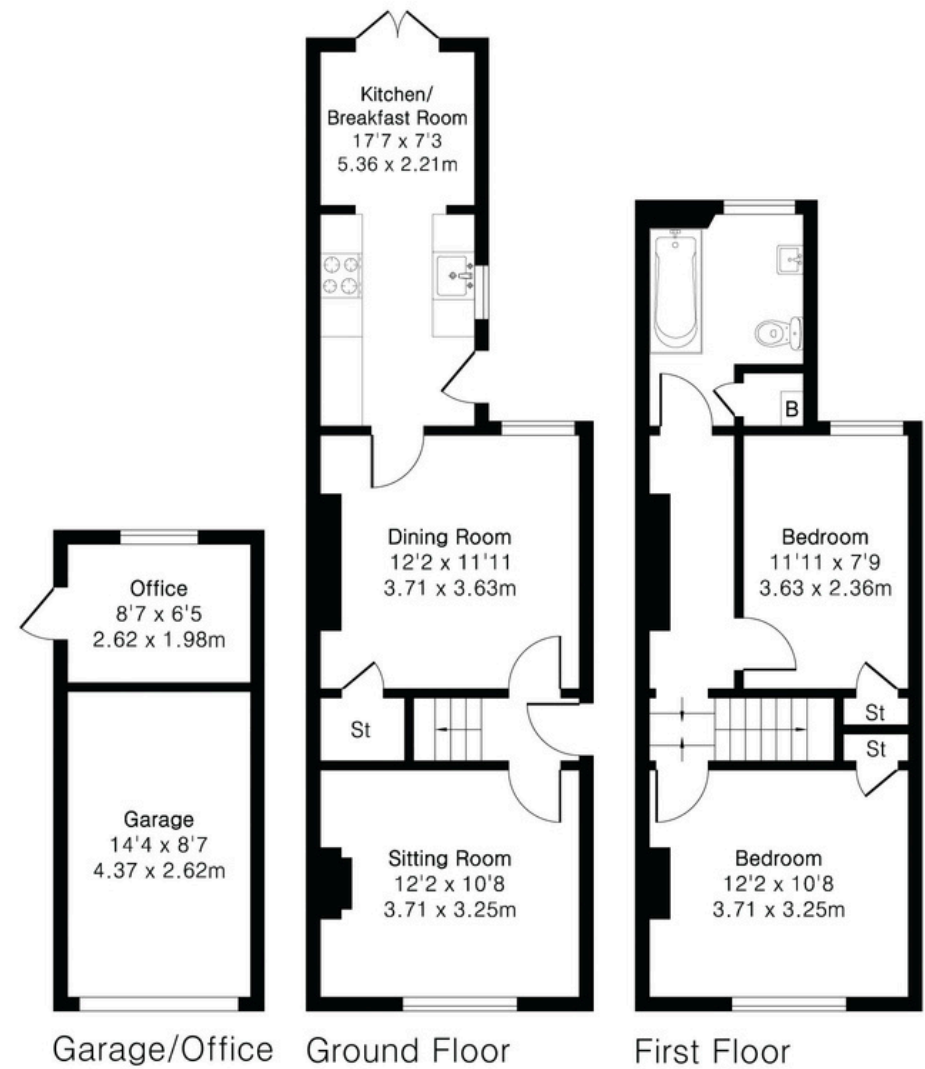


**Approximate Gross Internal Area 850 sq ft - 79 sq m  
(Excluding Garage/Office)**

Ground Floor Area 453 sq ft – 42 sq m

First Floor Area 397 sq ft – 37 sq m

Garage/Office Area 178 sq ft – 17 sq m



# FROM THE AGENT

"This is a well-balanced home that combines character features with practical day-to-day living. The layout works well, with separate reception rooms on the ground floor and a bright kitchen/breakfast room opening out towards the garden. Outside, the garden is a real asset, and the garage with office space adds useful flexibility, whether for storage, working from home or hobbies. Off-street parking and school catchment credentials complete the picture."

*Anthony*

Anthony Brown  
Director





# PERIOD CHARM

This attractive two-bedroom home offers a clear and workable layout across two floors, with well-proportioned rooms and a comfortable flow. Period details, including feature fireplaces and wooden double-glazed sash windows, add character, while the spaces themselves feel practical and easy to use.

The front reception room provides a welcoming first impression, with a feature fireplace and space for relaxed seating. Beyond this, the second reception room sits at the centre of the house and works well as a family dining space or a sitting room.

To the rear, the kitchen/breakfast room is bright and functional, with direct access out to the garden. Its position at the back of the house makes it well suited to everyday use and summer months when the garden becomes an extension of the living space.





# BEDROOMS & BATHROOM



Upstairs, there are two well-sized bedrooms with the main bedroom sitting to the front and the second bedroom overlooking the garden. The bathroom is arranged off the landing and includes a full suite.



# THE GARDEN

The rear garden is a good size for the house and laid mainly to lawn, with space for seating, play or planting. A driveway provides off street parking and has the benefit of an EV charger. A garage, complemented by an adjoining office space, offers flexibility for storage, home working or hobbies.







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