

12 HIGH PATH ROAD

Merrow



Chantryes
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Three bedrooms arranged over two upper floors
- Extended kitchen, dining and living space
- Separate front reception room
- First-floor family bathroom
- En-suite shower room on the second floor
- Long rear garden
- Useful garden outbuilding
- Edge of Merrow Downs setting
- Guildford Golf Club at the top of the road
- Catchment for several well-regarded schools



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

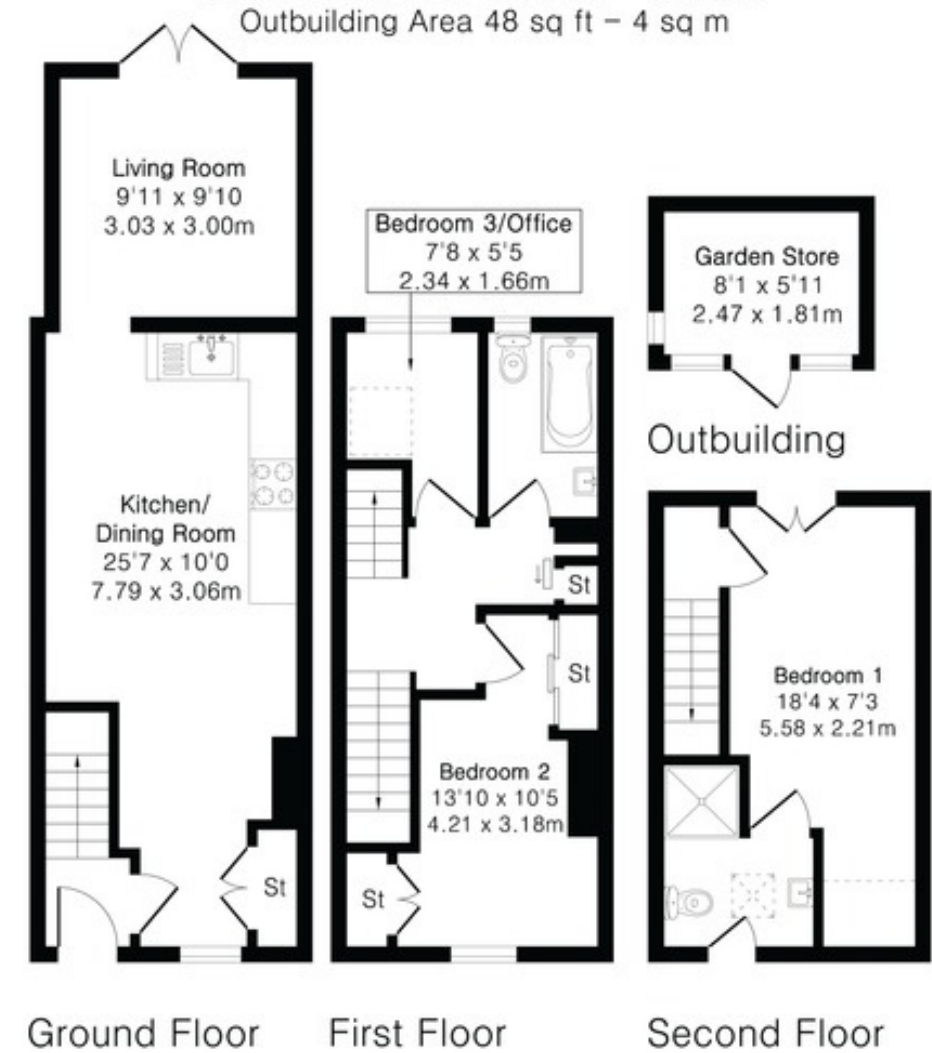
**Approximate Gross Internal Area 829 sq ft - 77 sq m
(Excluding Outbuilding)**

Ground Floor Area 371 sq ft - 34 sq m

First Floor Area 267 sq ft - 25 sq m

Second Floor Area 191 sq ft - 18 sq m

Outbuilding Area 48 sq ft - 4 sq m



The extended ground floor is where the house gains much of its flexibility. The kitchen occupies the central section, with fitted cabinetry arranged around three sides and a good amount of worktop space. Rather than being separated from the rest of the room, it forms part of a longer space with room for a dining table and an additional seating or working area. That arrangement allows different parts of the room to be used at the same time. Cooking and dining sit naturally together, while the additional area provides space for a sofa, desk or children's area without taking over the separate reception room. At the rear, glazed doors opening directly onto the garden. This connection matters. In warmer weather the doors can be opened onto the terrace, bringing the outside space into everyday use rather than leaving the garden detached from the house.

The original front reception room remains separate from the extended accommodation behind. It has a shuttered window to the front and a fireplace as its focal point. Its separation from the kitchen and dining area gives the ground floor two genuinely different places to spend time, rather than relying entirely on one open room.

Two bedrooms are positioned on the first floor. The larger of these sits to the front and has fitted storage, while the second is positioned towards the rear of the house. A family bathroom on this floor has a bath with shower fitting, WC and wash basin. The accommodation continues onto the second floor, where a further bedroom creates useful separation from the rooms below. An en-suite shower room on this level makes the top floor considerably more practical.

The rear garden is long and enclosed, extending away from the house with fencing to either side and established planting towards the far boundary. A paved terrace immediately outside the rear doors provides a defined place for a table and chairs, with the remainder of the garden continuing beyond. The shed at the rear adds useful storage away from the main accommodation.



 **Chantries & Pewleys**

01483 347100

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