

# GREENCROFT

Merrow



**Chantries  
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 4524 sq ft - 420 sq m  
 (Including Garage)  
 Ground Floor Area 2705 sq ft - 251 sq m  
 First Floor Area 1819 sq ft - 169 sq m



# AT A GLANCE

- Accommodation approximately 4,524 sq ft inc garage
- Located on a quiet road on the edge of countryside
- Seven bedrooms arranged across the first floor
- Large 27 ft principal living room
- Kitchen/dining room over 27 ft
- Utility room, pantry and boot room
- Self-contained annexe accommodation
- Large garage
- Overall plot extending to 0.45 of an acre
- Private road fee £150 pa.



# FROM THE AGENT

"Houses in this lovely road rarely come to the market, largely because of its position on the edge of open countryside yet being a short walk of the amenities Merrow has to offer. This is a sizeable home arranged over more than 4,500 sq ft, with a layout that naturally divides between the main house and a self-contained annexe. The ground floor is arranged around several large reception spaces and a substantial kitchen/dining room, while upstairs there are seven bedrooms with notably generous proportions. For buyers needing flexibility – whether for extended family, working from home or independent guest accommodation, the configuration here offers real versatility."

*Anthony*

Anthony Brown  
Director





The property is located in a particularly attractive private road on the edge of open countryside, where houses are well spaced and surrounded by mature planting. From the immediate area there is direct access to rural walks, giving the location a noticeably peaceful feel. Despite the rural backdrop, the surrounding villages and nearby towns remain easily accessible for everyday amenities, schools and transport connections.

The house offers more than 4,500 sq ft of accommodation including the garage, and the scale of the rooms is immediately noticeable throughout. Several large reception rooms sit across the ground floor. The principal living room extends to over 27 ft and provides a natural focal point for the house.

A further living/dining/study space offers flexibility depending on how a buyer chooses to arrange the layout. To the front/side of the house is a substantial kitchen/dining room measuring over 27 ft in length, providing a central area for everyday family life. A pantry, utility room and boot room sit alongside this space, creating practical support areas for day-to-day living.

Part of the ground floor can function independently from the main house if required. A bedroom, bathroom, kitchen and adjoining reception space allow this section of the house to operate as an annexe for extended family or guests. For buyers looking for multi-generational living or a degree of independence within the home, this arrangement works particularly well.

The first floor provides seven bedrooms arranged around the central landing, with the largest room extending to over 23 ft in length. The room sizes remain generous throughout this level, creating flexibility for family accommodation, guest rooms or working from home where needed.





# GARDEN & SETTING

Outside, the property continues to offer a sense of space. The gardens provide a natural extension of the house, with areas of lawn and established planting creating a private setting around the property. To the front, there is ample driveway parking along with access to a substantial garage measuring over 26 ft, providing useful storage or workshop space in addition to vehicle parking. The overall plot reinforces the character of the house — a sizeable home in a setting that feels open and connected to the surrounding countryside, and extends to 0.45 of an acre.



 Chantries & Pewleys

01483 347100

[Merrow@chantriesandpewleys.com](mailto:Merrow@chantriesandpewleys.com)

249 Epsom Rd, Merrow, Guildford GU1 2RE