

# 4 PENGILLY HOUSE

Merrow



**Chantries  
& Pewleys**

ESTATE AGENTS

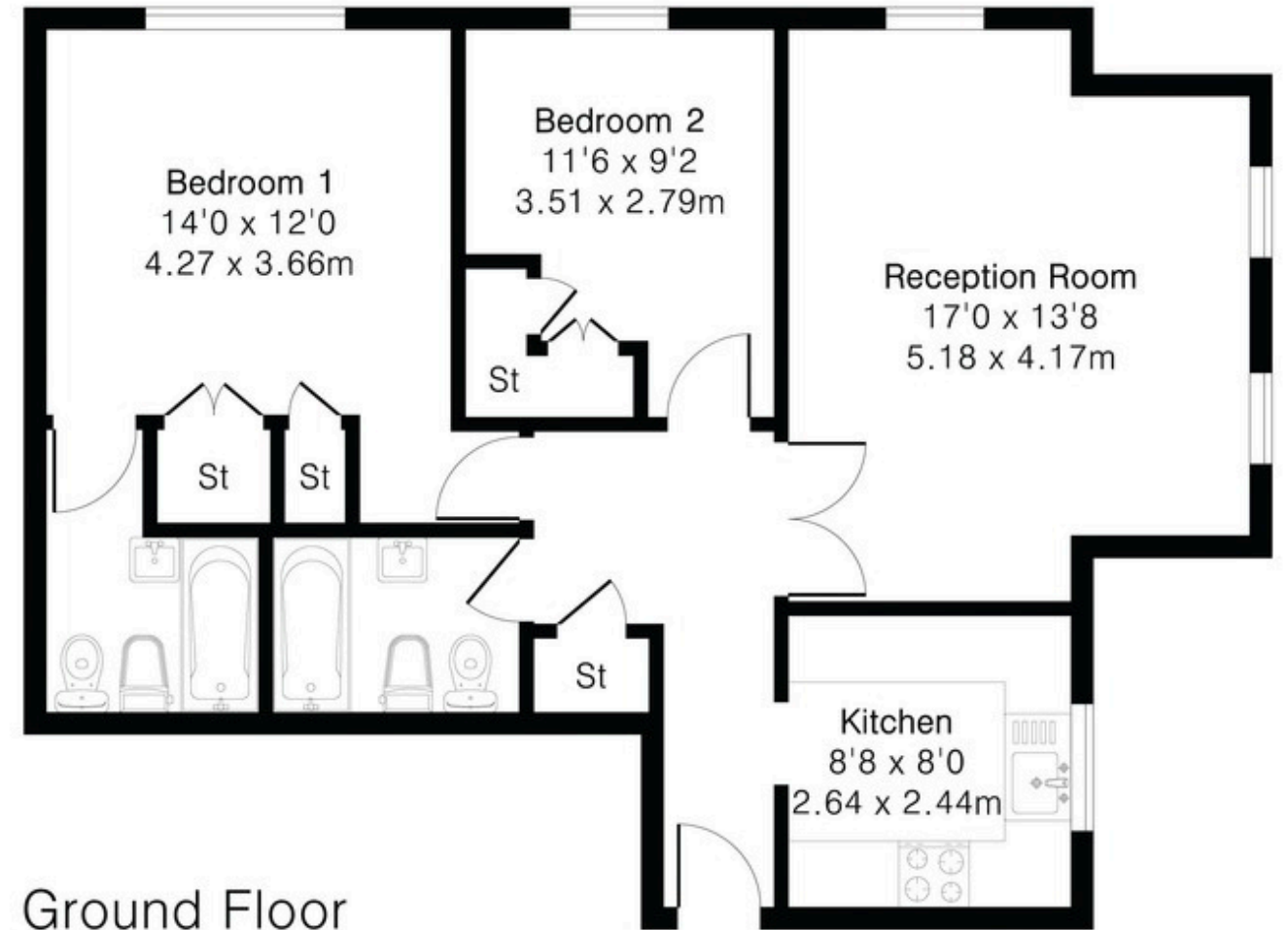


# AT A GLANCE

- Ground floor apartment
- Refurbished throughout
- Two double bedrooms
- Generous dual-aspect reception and dining room
- Modern fitted kitchen
- Re-fitted en-suite shower room to main bedroom
- Separate re-fitted family bathroom
- Allocated off-street parking space
- Access to extensive communal grounds
- Well-maintained private development

Lease - 94 years remaining  
 Maintenance - £2,131.88 per annum  
 Ground rent - £500 per annum  
 Council Tax Band: F. EPC: D

Approximate Gross Internal Area 756 sq ft - 70 sq m



Ground Floor

# FROM THE AGENT

"The natural light through the main reception room stands out immediately here. With windows on two elevations, a recently updated interior and access to substantial communal grounds, it offers a combination of practicality and setting that can be difficult to find in an apartment."

James Boyden  
Branch Manager



# NATURAL LIGHT

The reception room is the standout space within the apartment. Arranged as a combined sitting and dining room, it benefits from windows on two elevations which draw natural light across the room throughout the day. The proportions allow for clearly defined seating and dining areas without either feeling compromised. It is a room that works equally well for everyday living and for entertaining friends and family.

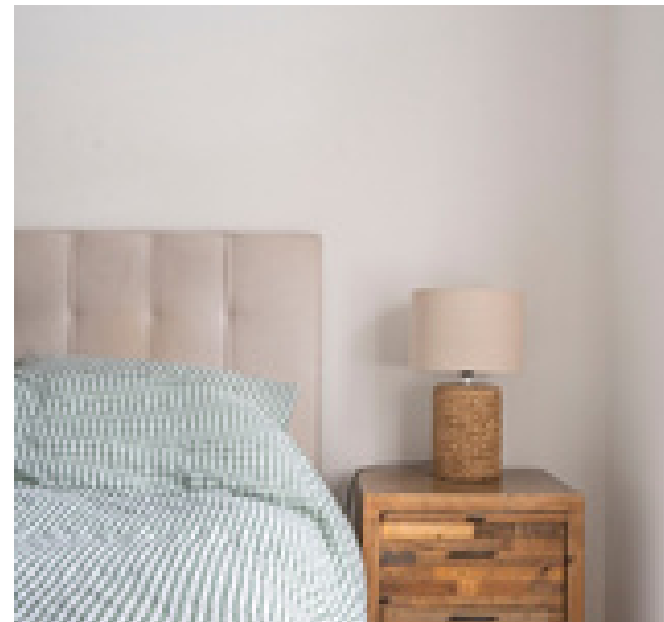
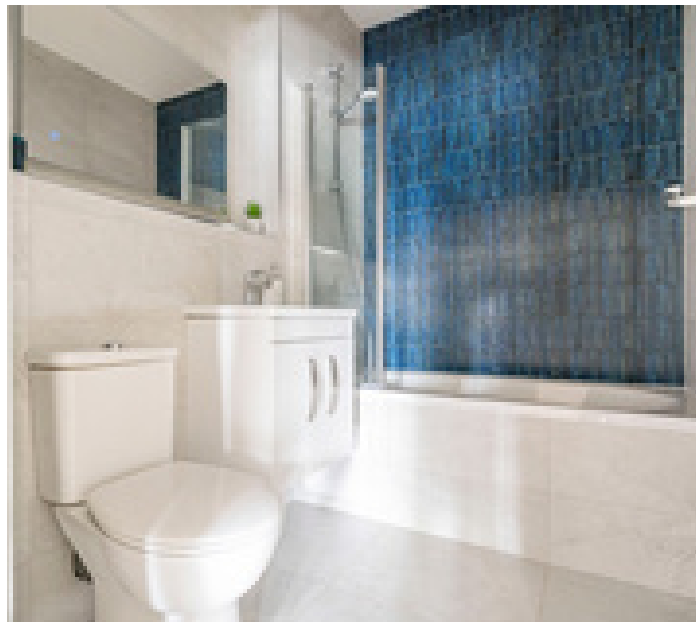
Positioned separately from the reception room, the kitchen offers a practical U-shaped layout with a good range of storage and worktop space. The arrangement makes efficient use of the room while maintaining a clean and contemporary finish.





# PEACE & COMFORT

The principal bedroom is a generous double room with fitted wardrobes and the benefit of an en-suite shower room. Its position within the apartment creates a comfortable and private retreat away from the main living space. The second bedroom is also a double room and offers flexibility as a guest bedroom, home office or additional accommodation depending on requirements. A separate family bathroom serves the apartment and has been finished in a modern style consistent with the recent refurbishment. In addition, the internal doors, radiators and lighting have been replaced. The windows have been updated with new double-glazed sash windows and there is a new hall door, which is fire compliant.





# OUTSIDE SPACE

The development is surrounded by extensive communal grounds, with mature trees, open lawned areas and established planting creating an attractive environment for residents to enjoy. An allocated off-street parking space is included, with additional visitor parking available within the development.

Merrow shops are within easy reach and provide a splendid range of local shops including an M&S and chemist. Schooling is excellent with several within walking distance including Merrow Infant School, Merrow Junior School, St Thomas of Canterbury, Boxgrove Primary, St Peters and George Abbot. Merrow Downs and Guildford Golf Club are a short walk away, offering many miles of countryside, ideal for walking, running or cycling. Guildford with its famous cobbled High Street and Castle is located approximately 2 miles away, providing an extensive range of leisure and recreational facilities with a wide range of shops, restaurants, the Yvonne Arnaud Theatre, a cinema complex, G Live, Surrey Sports Park and Spectrum Leisure Centre.





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