



MERROW WOODS

Guildford, Surrey



STYLISH DETACHED FAMILY HOUSE WITH VERSATILE LIVING SPACE, A MATURE GARDEN AND AN EXCEPTIONAL MERROW LOCATION

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Kitchen/dining/family room | Study | Cloakroom | Store

First Floor: Principal bedroom | Two further double bedrooms | Family bathroom

Garden and Grounds: Driveway parking | Generous landscaped garden

Distances: Guildford's Upper High Street 1.7 miles, London Road Station, Guildford 1.4 miles (from 47 minutes to London Waterloo), Guildford mainline station 2.3 miles (from 32 minutes to London Waterloo), A3 (northbound) 1.9 miles, A3 (southbound) 2.5 miles, M25 (Junction 10) 8.2 miles, Heathrow Airport 20.6 miles, Gatwick Airport 34.1 miles, Central London 31 miles
(All distances and times are approximate)



SITUATION

Merrow Woods occupies a highly regarded position in Merrow, an established residential area on the eastern side of Guildford. The location is particularly sought-after due to its proximity to excellent schools, open countryside and convenient transport links.

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.



Schools: Tormead, Guildford High School, George Abbot School, Royal Grammar School and Royal Grammar Preparatory School, St Peter’s Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine’s, Charterhouse, Aldro.

Amenities: G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

THE PROPERTY

21 Merrow Woods is an attractive detached property occupying a desirable position within this popular residential area on the eastern side of Guildford. Offering beautifully presented accommodation throughout, the property combines stylish contemporary finishes with practical family living space.

A welcoming entrance hall leads through to the principal reception rooms, all of which are well proportioned and filled with natural light.

The drawing room is a particularly elegant space featuring teak herringbone flooring, an open fireplace and large sliding doors opening directly onto the rear terrace and garden. The room enjoys an abundance of natural light and provides an ideal setting for both family living and entertaining.

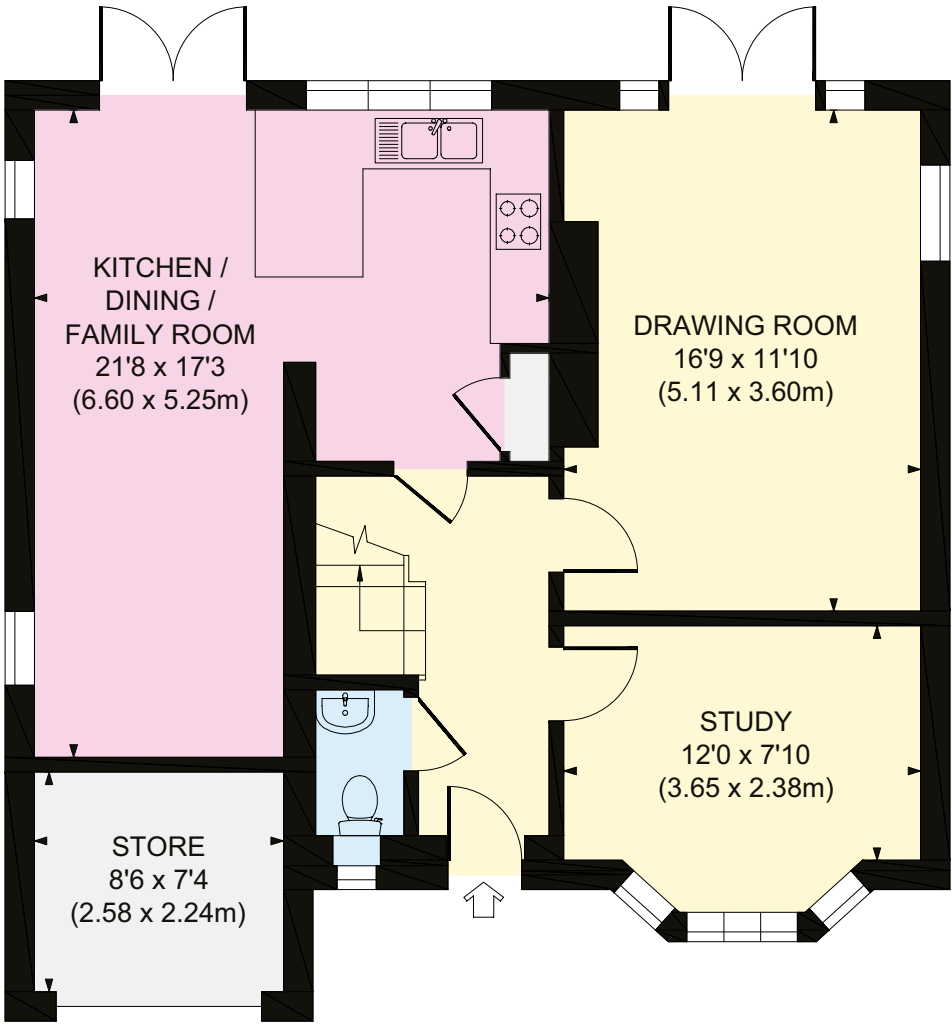
At the heart of the home is the kitchen/breakfast room, fitted with an attractive range of shaker-style cabinetry, generous work surfaces and a breakfast bar. The adjoining family dining area provides excellent everyday living space with views across the garden and direct access to outside.

To the front of the property, a separate bay-fronted study offers highly practical work-from-home accommodation and could equally be used as a playroom, snug or hobby room depending on individual requirements.



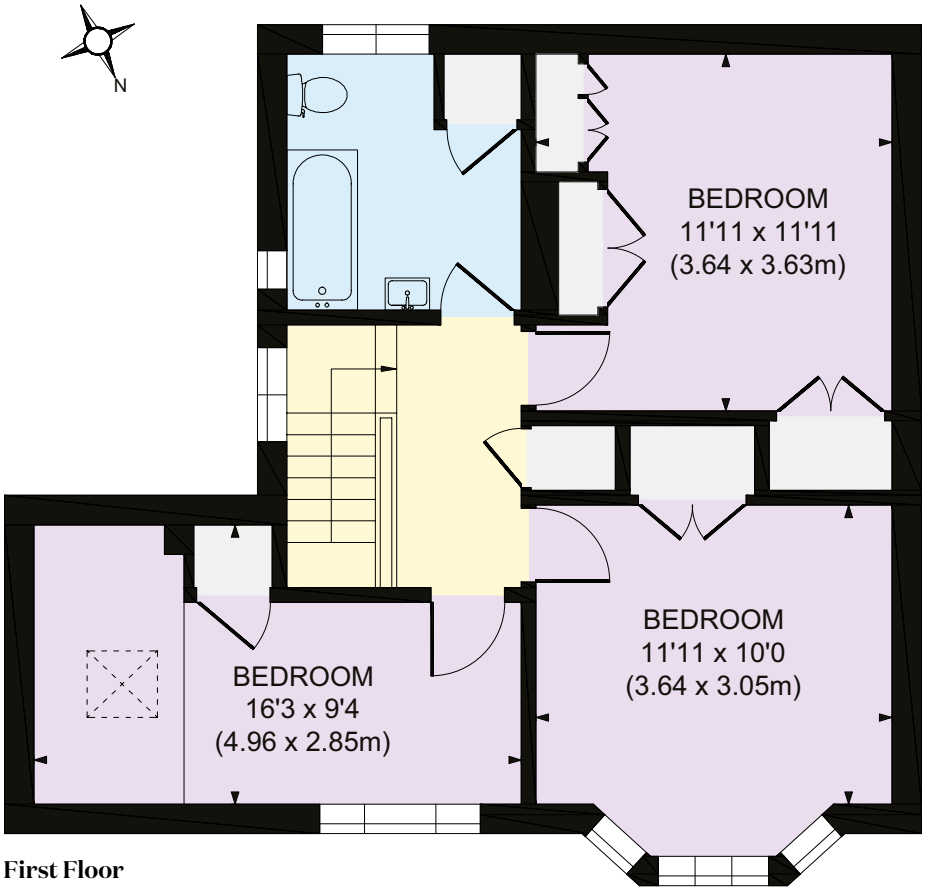


The first floor comprises three generously proportioned bedrooms and a contemporary family bathroom. The bedrooms are bright and well presented, providing comfortable accommodation ideal for families, while the modern bathroom is finished in a clean, contemporary style.



Ground Floor

Approximate Gross Internal Area
Main House 1,320 sq. ft / 122.66 sq. m
Store 61 sq. ft / 5.69 sq. m
Total 1,381 sq. ft / 128.35 sq. m



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

GARDEN AND GROUNDS

A particular feature of the property is the attractive rear garden, which has been thoughtfully landscaped to provide a wonderful outdoor environment.

Immediately adjoining the house is a paved terrace, creating an ideal space for outdoor dining and entertaining. Beyond lies a level lawn framed by mature planting, colourful borders and established shrubs, providing a high degree of privacy and year-round interest.

The front of the property benefits from driveway parking, access to the integral store and attractive ornamental planting which complements the home’s appealing character.

PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas central heating.

Local Authority: Guildford Borough Council

Energy Performance Certificate: Rating D

Council Tax Band: F

Tenure: Freehold

Directions

What3Words: ///dined.runner.press

Postcode: GU1 2LQ

Viewings: Viewing is strictly by appointment through Knight Frank, the sole selling agent.



We would be delighted
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