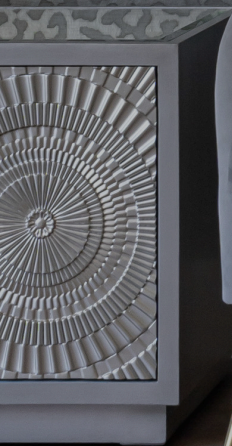
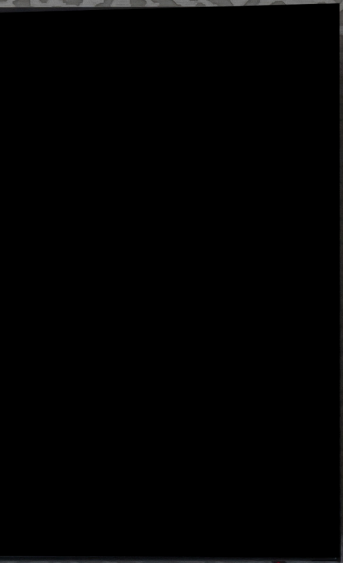


# 15 PITT RIVERS CLOSE

Boxgrove Gardens



Chantries  
& Pewleys

ESTATE AGENTS

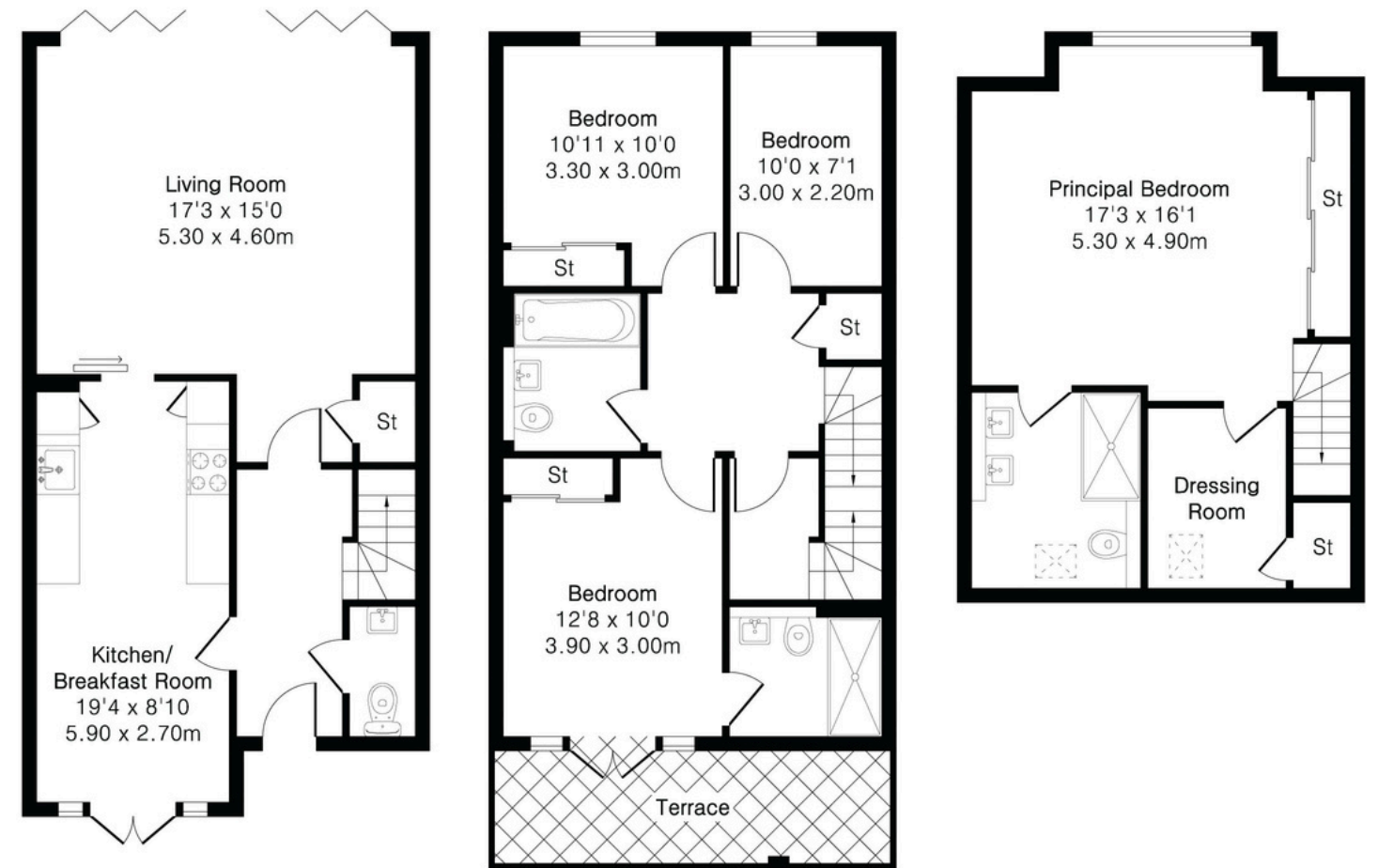


**Approximate Gross Internal Area 1524 sq ft - 142 sq m**

Ground Floor Area 571 sq ft – 53 sq m

First Floor Area 544 sq ft – 50 sq m

Second Floor Area 409 sq ft – 39 sq m



Ground Floor

First Floor

Second Floor

# AT A GLANCE

Three-storey home

Principal bedroom suite with dressing room & en-suite

Open-plan kitchen/dining room

Separate living room with garden access

Three further bedrooms

Family bathroom and en-suite shower room

Private rear garden with terrace

Two allocated parking spaces

Direct access onto Merrow Downs

Tenure: Freehold. Council Tax Band: F. EPC: C  
Service charge £1,400 per annum.



# FROM THE AGENT

"The layout and setting are what makes this house stand out. The accommodation is arranged over three floors including a large principal suite with an en-suite and dressing room on the top floor. The house sits in a position that feels set back and quiet, with well maintained communal grounds around it. There is direct access from the development onto Merrow Downs, which adds a real sense of openness nearby while still being within easy reach of Guildford."

*Anthony*

Anthony Brown  
Director



# WELL BALANCED

The kitchen units run along both sides of the room, creating a practical working layout with clear separation between cooking and dining. Storage and worktop space are well distributed, allowing everything to function without crowding. The dining area sits to the front, with doors opening onto a small terrace, ideal in warmer months when the doors are open and the outside becomes part of the room.

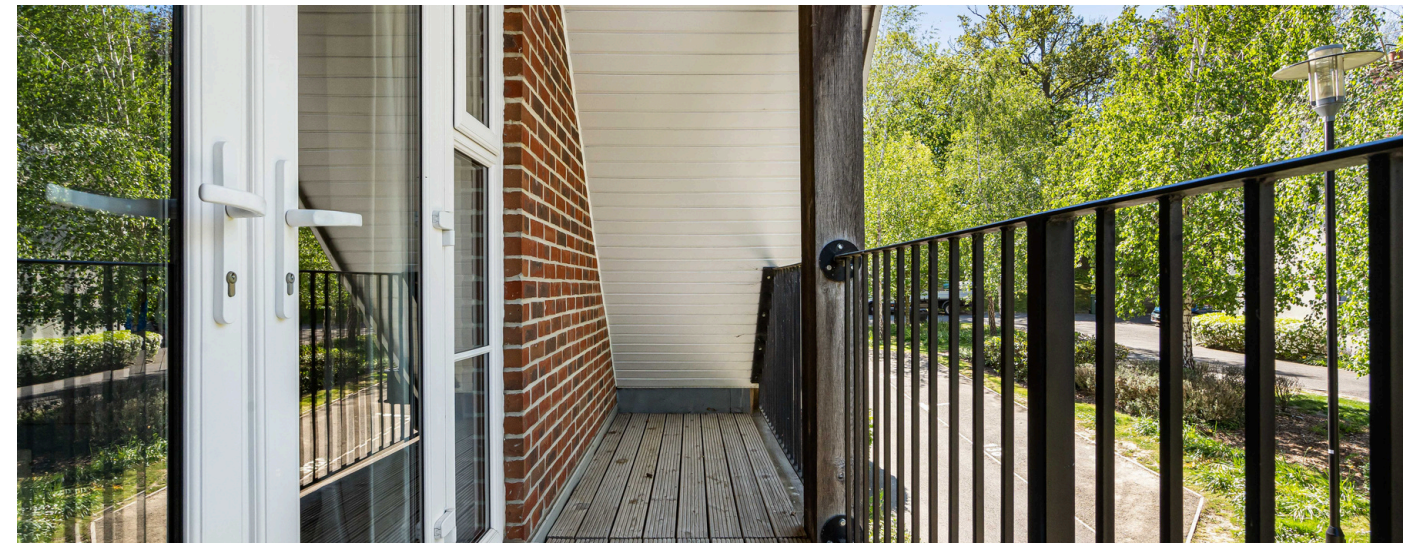
The main sitting room is positioned separately at the rear of the house, which gives it a quieter feel away from the kitchen. It is a good-sized room, with wide doors opening directly onto the garden, bringing in natural light and creating an easy link outside.



# BEDROOMS & BATHROOM



The first floor provides three bedrooms. Two are comfortable doubles, and the third works as a smaller bedroom or study. These are served by a family bathroom and an additional en-suite shower room to the bedroom at the front which also has a lovely veranda. The top floor is dedicated to the principal suite. The bedroom itself is notably larger, with space to arrange furniture without compromise. This leads through to a dressing room and the en-suite shower room. Having this entire level set apart creates a more private and self-contained space within the house.



# OUTSIDE & GARDEN

The rear garden is directly accessed from the living room. It is arranged with a terrace and low-maintenance surface, making it easy to use without ongoing upkeep. To the front, the house sits within communal grounds that are maintained as part of the development, including a central green with seating areas and a children's play space. There are also two allocated parking spaces. Direct access onto the Merrow Downs can be found at the rear of the development, which adds a real sense of openness nearby with miles of countryside walks, while still being within easy reach of Guildford.





 Chantries & Pewleys

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