

# 28 FOUR ACRES

Merrow



Chantry  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

Substantial semi-detached family home with approximately 1,508 sq ft of internal accommodation

Three first-floor bedrooms, including a particularly generous principal suite

Principal bedroom with fitted wardrobes and en-suite shower room

Extended dining and conservatory with glazed doors opening outside

Well-appointed kitchen with extensive cabinetry and worktop space

Separate, generously sized sitting room

Ground-floor office offering potential use as a fourth bedroom

Large, established rear garden with summer house

Sweeping driveway providing ample off-street parking

Within walking distance of several reputable schools

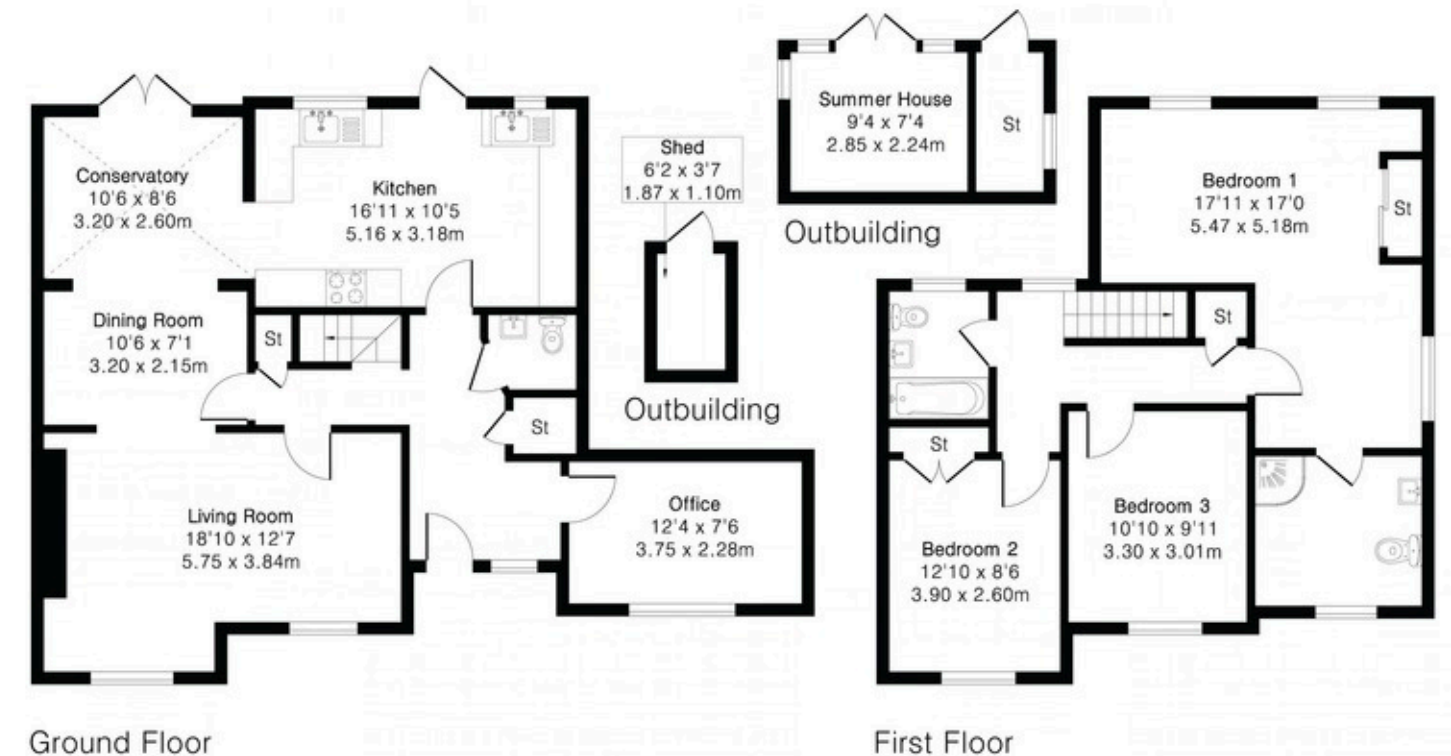
Tenure: Freehold - Council Tax Band: D - EPC:

**Approximate Gross Internal Area 1508 sq ft - 140 sq m  
(Excluding Outbuilding)**

Ground Floor Area 839 sq ft – 78 sq m

First Floor Area 669 sq ft – 62 sq m

Outbuilding Area 120 sq ft – 11 sq m



# FROM THE AGENT

"I think one of the main advantages of this house is how much flexibility there is in the layout. The kitchen and extended dining space work particularly well together, with the conservatory bringing in plenty of natural light and providing a direct connection outside. There is also a proper separate sitting room, so the main living areas don't all have to serve the same purpose. The downstairs office adds another option, particularly for anyone needing a fourth bedroom. Upstairs, the size of the principal bedroom is quite unusual, and the garden is another significant feature. It's a house with plenty of room both inside and out, and the proximity to local schools adds to its appeal for families."

*James*

James Boyden  
Branch Manager



# KITCHEN & DINING

The kitchen and adjoining dining room and conservatory form an important part of the ground floor, providing a series of connected spaces that work well for everyday family life. The kitchen is arranged with extensive wall and base units and contrasting worktops. There is a generous amount of preparation and storage space, with the layout leaving plenty of room to move between the different working areas. A glazed door provides direct access to the rear garden.

Beyond the kitchen, the dining room has space for a substantial table and connects to a further garden-facing sitting area. This extension is a particularly appealing part of the house, with a high glazed roof bringing natural light into the space and French doors opening onto the terrace.



# NATURAL LIGHT

The main sitting room is a generous, separate reception room with space for several sofas and additional furniture. Windows bring in natural light, while a contemporary fireplace provides a focal point. Its separation from the kitchen and dining accommodation is useful, particularly when different members of the household want to use the living areas independently. A further room on the ground floor is currently arranged as a home office, but is a particularly adaptable part of the accommodation and could equally be used as a fourth bedroom. There is also a separate cloakroom.



# BEDROOMS & BATHROOM

The first floor provides three bedrooms, with the principal bedroom standing out for its particularly generous dimensions. Fitted mirrored wardrobes provide extensive storage, while an adjoining en-suite shower room includes a shower enclosure, wash basin and WC. The two further bedrooms offer useful accommodation, each with natural light and space for bedroom furniture. A family bathroom serves these bedrooms and includes a bath with shower over, wash basin and WC.





# THE GARDENS



The rear garden is a significant feature of the property, extending away from the house to provide a large area of lawn surrounded by established trees, shrubs and mature planting. Immediately outside the house, a paved terrace creates a practical space for outdoor dining, with steps leading up to the main lawn. The changes in level give the garden distinct areas, rather than one uninterrupted expanse. Towards the far end, a timber pergola provides a further seating area, set amongst the planting and away from the house. There is also a timber summer house with insulation offering useful additional storage.

To the front, a sweeping driveway provides ample parking for several vehicles and is complemented by an additional storage shed, well-maintained lawns, established borders and mature hedging, which offers a good degree of privacy while enjoying pleasant views across the adjacent playing field.





 **Chantries & Pewleys**

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