



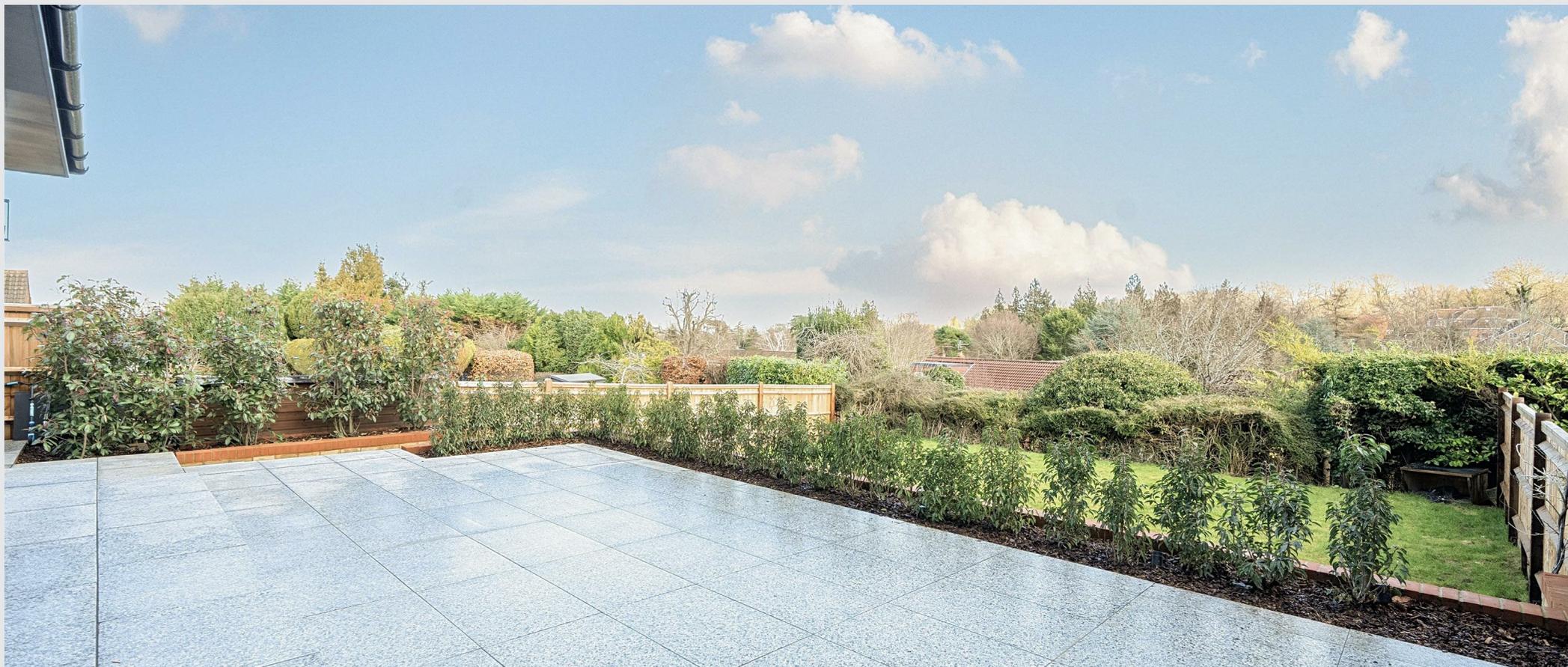
Hillview, Longmead, Merrow Downs
Guildford, Surrey GU1 2HN





We are delighted to bring this fantastic family home to market. Providing over 2470 sqft of immaculately presented family accommodation, the aptly named Hillview is a home not to be missed. Located in one of the premier roads in Merrow & ideally positioned for those wanting to enjoy the convenience of Guildford while remaining close to Merrow's local amenities and the area's highly regarded state and private schools.





Hillview, Longmead, Merrow Downs Guildford, Surrey

4 double bedrooms - 3 bath/shower rooms (two en suite) - 3 reception rooms - Kitchen/family/dining room with lantern roof – Utility room - Cloakroom - Entrance hallway - large landing - Catchment for sought after state schools - Easy access to numerous Private schools - Excellent local sports facilities nearby - Wonderful countryside and woodland walks on your doorstep.

Set beyond a resin surface driveway which offers plenty of off-street parking, this impressive family home has notable features throughout. Stepping over the threshold beyond the wide framed portico, you are immediately struck by both the fabulous light and also the meticulous presentation. The large reception hall has large study or that could also be used as a children's playroom, guest bedroom or gym and to the other side, another study/snug.

Moving along the hall there is a useful cloakroom, which then leads into the highly impressive kitchen and family room - a true hub of the home. This wonderful space is perfect for day to day family living seamlessly flowing into the lounge with feature recessed panel for a wall mounted television all perfectly staged with complementary colourways.

This stunning space has double bi fold doors on the south-east, opening onto the patio which runs the full width of the property, and onto a private garden. To the rear there are also panoramic views towards Merrow Downs which just become more dramatic on the upper floors. Beyond the kitchen is a large utility room with doors to both the single garage and rear patio.

Upstairs there are 4 extremely generous bedrooms and 3 bathrooms laid out over two floors. The main bedroom suite looks out over the lovely gardens & views to the rear and has a large ensuite, which like the other bathrooms in Hillview, is stylishly decorated and presented. The first floor is completed by another beautifully presented full bathroom with twin sink units. The generous 2nd floor bedroom also has a spacious ensuite shower room. Throughout the interior this home is presented in 'new build' condition and decorated in contemporary, calming tones.

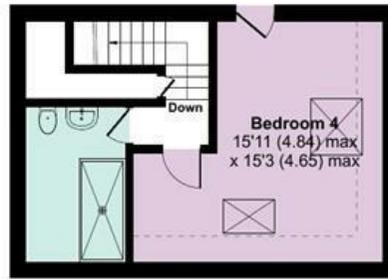
The grounds around Hillview are a delight and well thought out to suit family living. Gated access is available down to the side of the property and there is an ample sized raised patio area with steps leading down to the lawn which is flanked by shrub and flower borders.

Just a 75 yard stroll from the property is access leading directly onto the Downs and Guildford Golf Club offering immediate enjoyment of countryside walks without the need to get in the car. Overall, this is a fantastic family home that combines contemporary living with excellent flexibility, perfectly suited for today's lifestyle.



Approximate Area = 2260 sq ft / 209.9 sq m
Limited Use Area(s) = 48 sq ft / 4.5 sq m
Garage = 165 sq ft / 15.3 sq m
Total = 2473 sq ft / 229.7 sq m

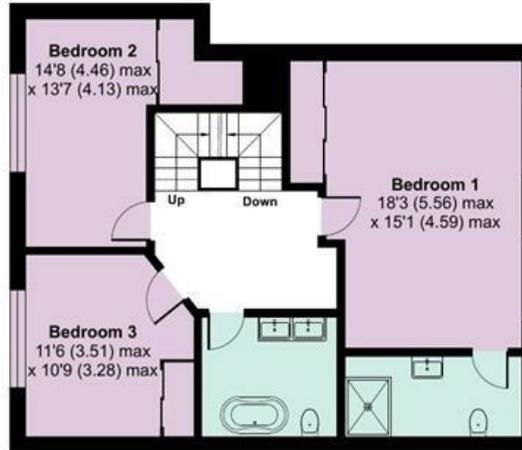
For identification only - Not to scale



Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



DIRECTIONS

Heading towards Guildford from the East (Leatherhead/Clandon direction) proceed along the A25 into Merrow passing the Horse & Groom PH on the left, and the Merrow shops on the right, through the traffic lights and take the 4th turning left into Grove Road. Then take the second turning on the left into Longmead, where the driveway for Hillview will be found 2nd to last on the left at the top, before the left bend, with the footpath Guildford Golf Club on the right. What3Words: [///bridge.rising.inch](https://www.what3words.com/bridge.rising.inch)

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Ripley Office | Aberdeen House, High Street, Ripley, Surrey, GU23 6AQ T | 01483 224343
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

