

1 OXFORD COTTAGES

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**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Victorian period property
- Refurbished by vendors to a high specification
- Off street parking
- Open-plan kitchen/dining room (approx. 35ft)
- Underfloor heating in the kitchen and bathroom
- Garden room/office with broadband
- West facing garden



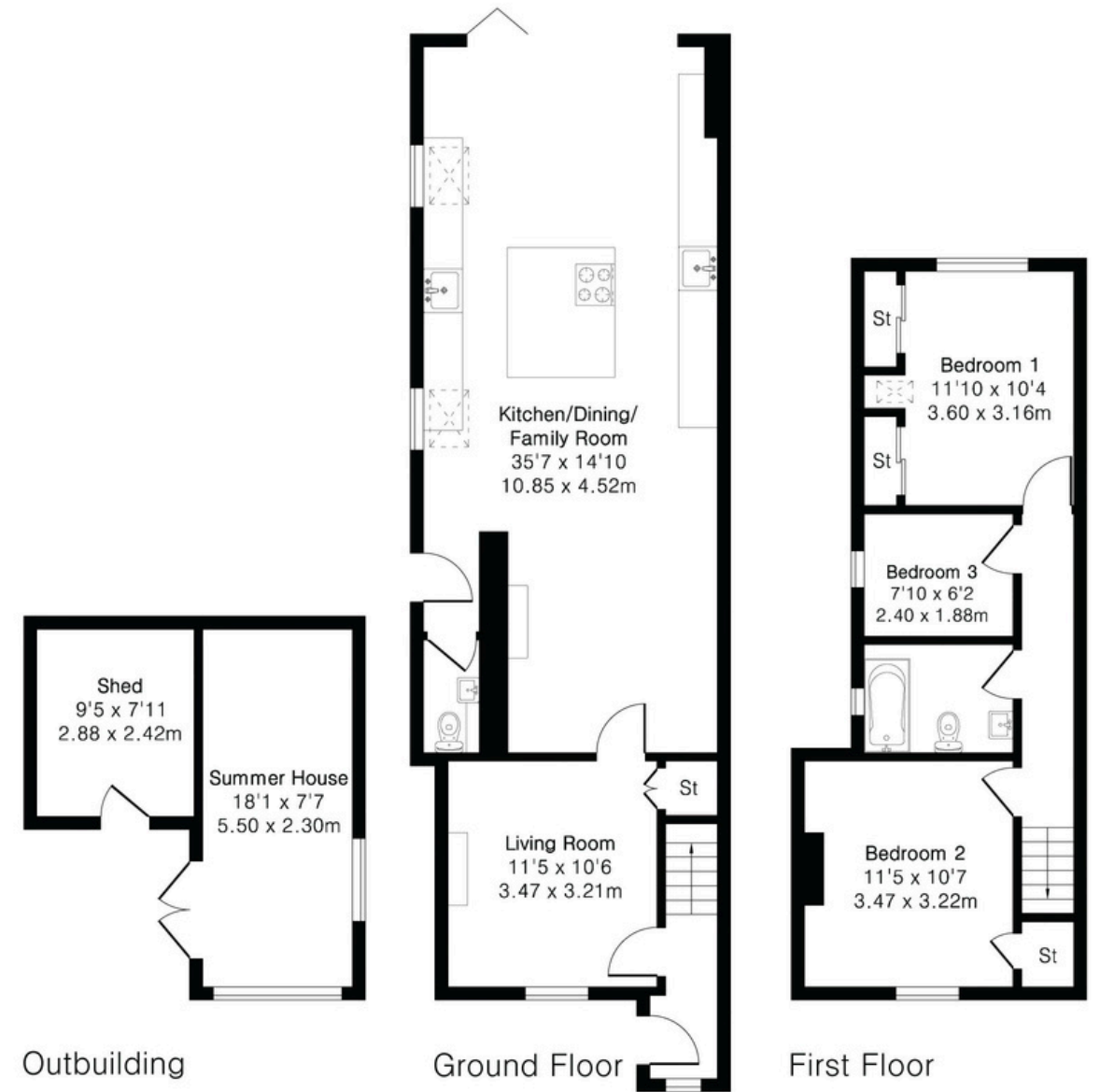
Tenure: Freehold. Council Tax Band: E. EPC: TBC

**Approximate Gross Internal Area 1120 sq ft - 104 sq m
(Excluding Outbuilding)**

Ground Floor Area 704 sq ft – 65 sq m

First Floor Area 416 sq ft – 39 sq m

Outbuilding Area 215 sq ft – 20 sq m



FROM THE AGENT

"What I really like about this cottage is how naturally it's been adapted for modern living. From the front it feels characterful, but inside it opens into a bright, sociable kitchen and living space that works effortlessly day to day. The connection to the garden is a real highlight, with the deck and west-facing aspect bringing in lovely afternoon and evening light. The outbuilding adds useful flexibility, whether used as an office or games room. Combined with easy access to the River Wey and surrounding countryside, it's a home that feels well balanced, comfortable and easy to enjoy."

James James Boyden
Branch Manager



OPEN-PLAN KITCHEN

1 Oxford Cottages is an 1870's Victorian property offering traditional character aesthetic alongside the benefits of modern living. The layout has been reworked by the current owners to create a more practical flow, centred around a large kitchen and living space to the rear.

The front reception room sits off the entrance hall and offers a separate space arranged around a fireplace. Beyond this, the house opens into the main living area, where the kitchen, seating and day-to-day living all come together. The kitchen has an abundance of natural light and offers ample cupboard space, two sinks and a central island that anchors the room and provides both workspace and a natural place to gather. There is space for a dining table at the end of the island. Bi-fold doors open directly onto a decked terrace, and with skylights above, the room is consistently bright, with light moving through the space across the day. A separate WC can also be accessed off of the kitchen.



LIVING & DINING



FIRST FLOOR

On the first floor, the bedrooms are arranged off a central landing. The main bedroom sits to the rear and is the largest of the three, with built-in storage and a skylight that brings natural light into the centre of the room. The second bedroom is another comfortable double, while the third works well as a single room, nursery or study. The bathroom is positioned off the same landing and serves all three rooms.



OUTSIDE & GARDEN

To the rear of the property can be found a decked seating area, which works well for eating outside or extending the living space in warmer months. Beyond this, the garden is mainly laid to lawn with raised beds along one side. Its west-facing aspect brings in afternoon and evening light.

At the far end of the garden, a detached outbuilding provides excellent separation from the main house and is currently set up as a home office and games room, with broadband connected. The space is highly versatile and could also be used as a studio, hobby room or workspace. To the front of the property there is off-street parking for one.





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01483 347100

Merrow@chantriesandpewleys.com

249 Epsom Rd, Merrow, Guildford GU1 2RE