

4 SUTTON HILL

Burpham



**Chantries
& Pewleys**

ESTATE AGENTS



Approximate Gross Internal Area 1499 sq ft - 140 sq m

Ground Floor Area 781 sq ft – 73 sq m

First Floor Area 718 sq ft – 67 sq m



AT A GLANCE

Detached four-bedroom family home

Private road with only five houses

Large dual-aspect sitting room opening onto the garden

Separate dining room offering flexible living space

Contemporary kitchen overlooking the front garden

Principal bedroom with fitted wardrobes and en suite shower room

Three further bedrooms served by a family bathroom

Private rear garden with an extensive paved terrace

Ample driveway parking and integral garage

Close to reputable local schools and local amenities

Tenure: Freehold. Council Tax Band: F EPC: C



FROM THE AGENT

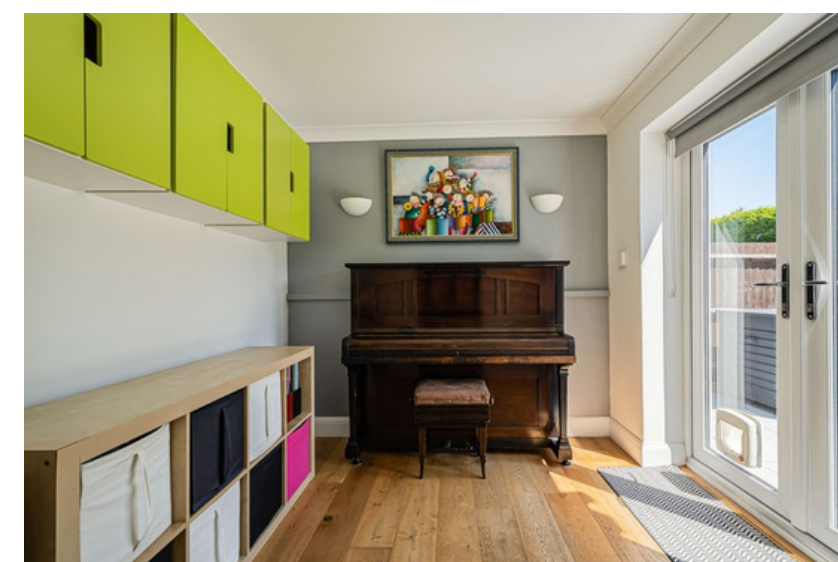


"The layout has been arranged with family life in mind, with generous reception spaces that remain distinct while connecting naturally with one another. The sitting room takes centre stage, opening directly onto the rear terrace through wide folding doors and making the garden feel like a genuine extension of the house during warmer months. Combined with its quiet position and private plot, it creates a home that is equally suited to day-to-day living and entertaining."

James

James Boyden
Branch Manager





LIVING SPACES

The principal reception room is the standout feature of the house. Running across the rear elevation, it is filled with natural light and opens directly onto the terrace through wide folding doors, creating a strong connection with the garden. There is ample room for relaxed seating while still allowing the outside space to become part of everyday living when the weather allows.

The separate dining room provides useful flexibility. Whether retained as a formal dining space or used as a playroom and offers welcome separation from the main living area while remaining easily accessible from the entrance hall. A study provides a space to work from home and a cloakroom completes the ground floor accommodation.



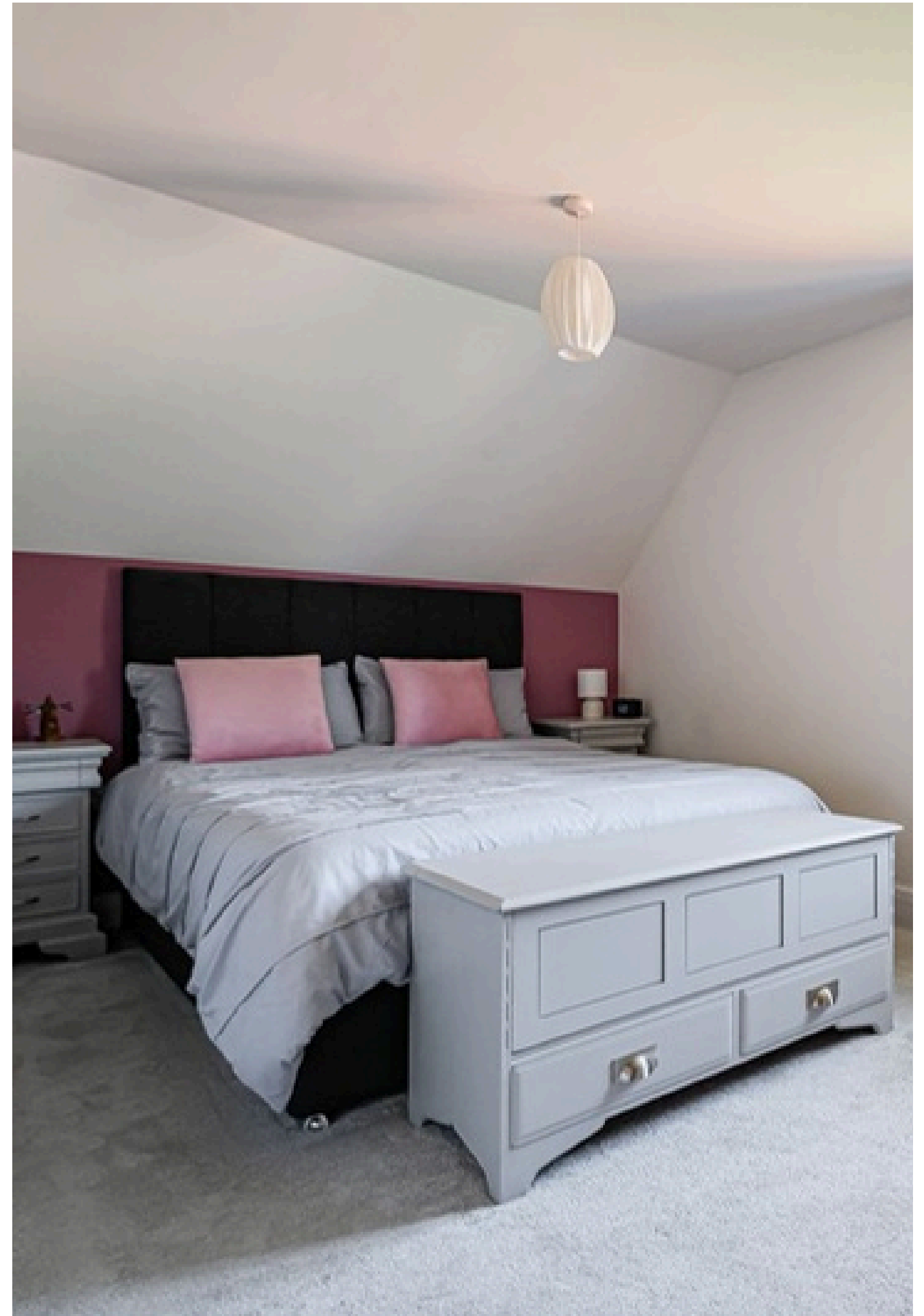
CONTEMPORARY KITCHEN

The kitchen has been fitted with a comprehensive range of contemporary units arranged around generous work surfaces, creating a practical space for everyday cooking and family life. Two windows overlook the front garden, bringing in plenty of natural light, while the layout provides ample storage and preparation space.



BEDROOMS & BATHROOMS

Upstairs, the principal bedroom benefits from fitted wardrobes and an en suite shower room. Three further bedrooms provide comfortable accommodation for family members or guests and are served by a well-appointed family bathroom.





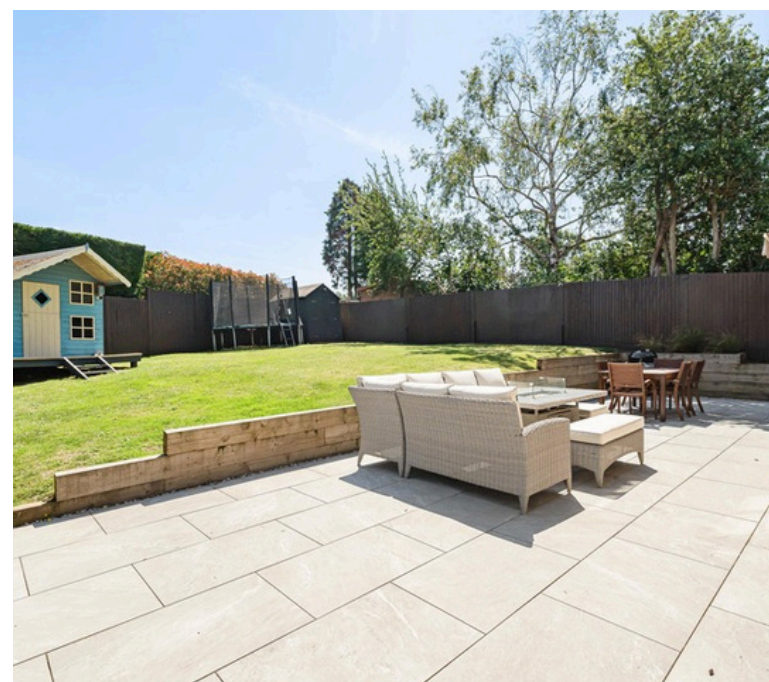


THE GARDEN



To the front, the block-paved driveway provides ample off-street parking alongside access to the integral garage (used for storage), with an area of lawn softening the approach.

The rear garden offers a good degree of privacy and has been arranged with a substantial paved terrace adjoining the house, creating an excellent space for outdoor seating and dining. Beyond this, the main garden provides plenty of open space with established boundaries and room for children to play or keen gardeners to personalise further





 **Chantries & Pewleys**

01483 347100

Merrow@chantriesandpewleys.com
249 Epsom Rd, Merrow, Guildford GU1 2RE