

# 3 THE PADDOCK

Merrow



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

- Detached house arranged over three floors
- Lift serving ground & first floor
- Kitchen/breakfast room
- Separate dining room connected to main living space
- Additional sun room with direct access outside
- Three bedrooms
- Large principal bedroom with en suite
- Garage and extensive driveway parking
- Enclosed rear garden with patio and lawn
- No onward chain



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

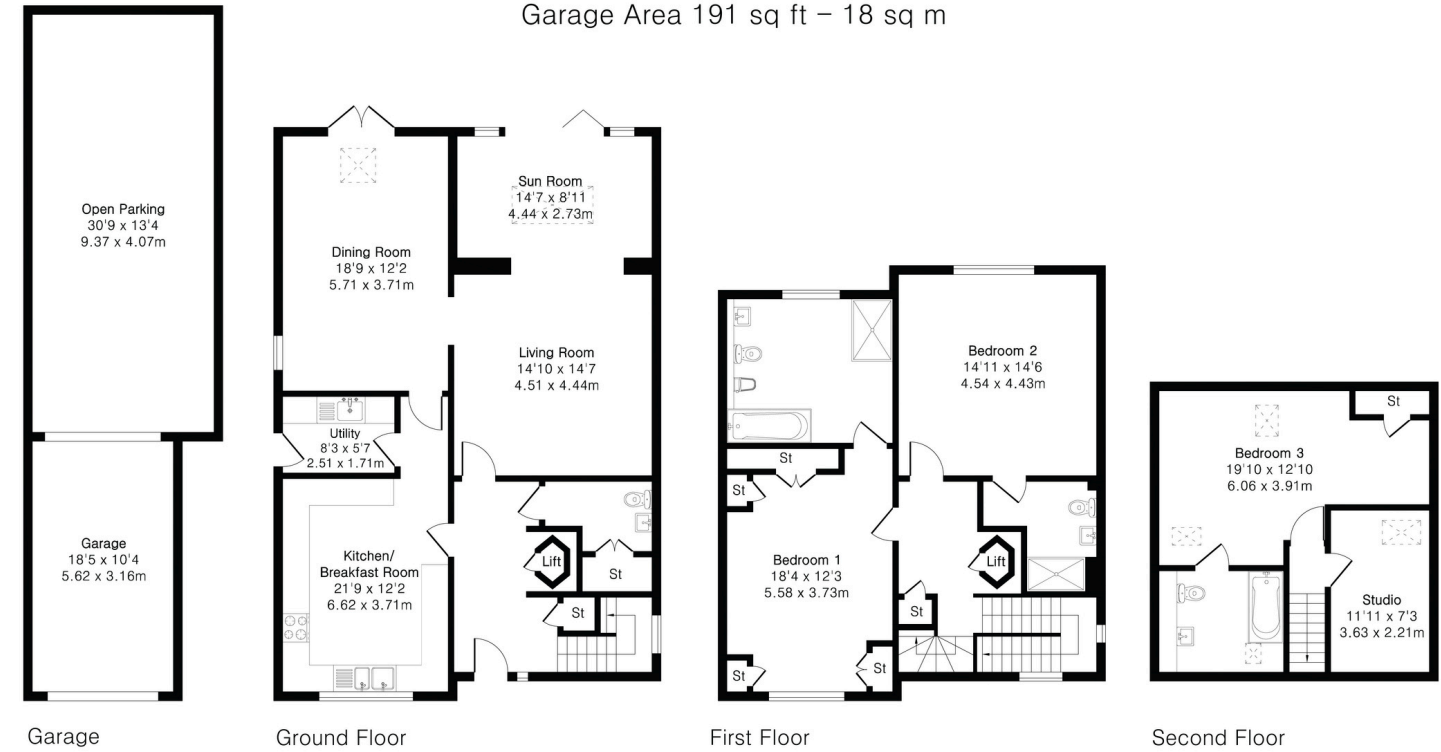
**Approximate Gross Internal Area 2291 sq ft - 212 sq m  
(Excluding Garage)**

Ground Floor Area 1089 sq ft – 101 sq m

First Floor Area 790 sq ft – 73 sq m

Second Floor Area 412 sq ft – 38 sq m

Garage Area 191 sq ft – 18 sq m



# FROM THE AGENT

"What stands out here is the amount of space and how easily it works across all three floors. The lift changes how the house can be used long term, and the layout gives flexibility between living, working and guest space. Combined with a straightforward plot, good parking and no onward chain, it's a practical and adaptable home."

*Anthony*

Anthony Brown  
Director



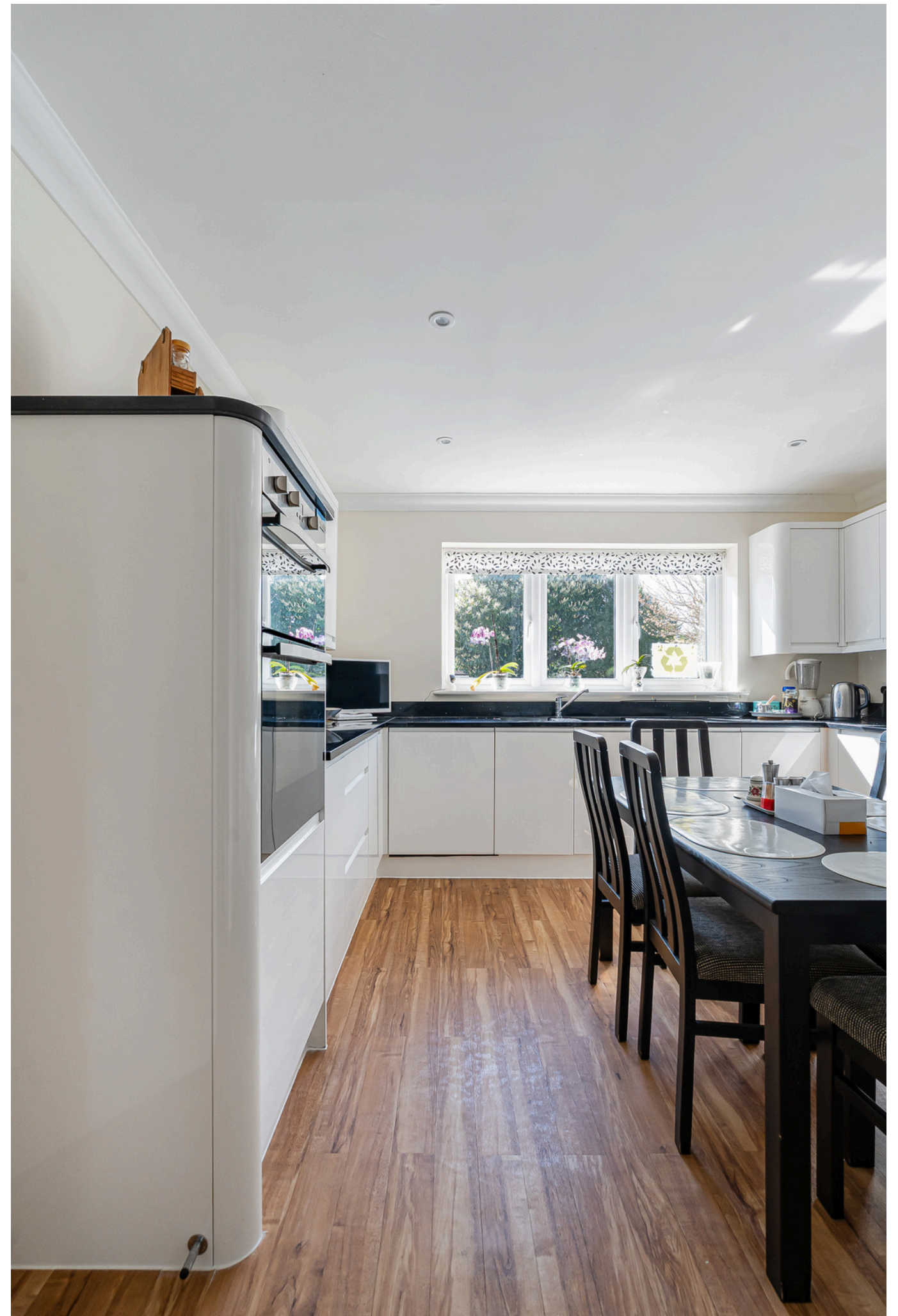
# LIVING SPACE THAT CONNECTS

The layout is centred around a main living room, which connects naturally through to the dining room via a wide opening. This creates a clear flow for both everyday use and when entertaining. To the rear, a sun room adds a second reception space, with doors opening directly onto the garden. This room works well as a quieter sitting area or informal living space.

The kitchen/breakfast room is positioned at the front of the house, with a good range of units and space for a good-sized table. A separate utility room sits alongside, keeping the main kitchen area uncluttered.



# KITCHEN & DINING





# FLEXIBLE BEDROOM LAYOUT

A key feature is the lift, positioned off the hallway, providing access to the first floor, where there are two large bedrooms, with the principal bedroom being of a particularly generous size with large built in wardrobes and both have en-suite facilities. The top floor offers two further rooms, including a large bedroom with en-suite and an additional studio room. This level works well for guests, older children or as a more private working area. There is also a bathroom on this floor, allowing it to function independently if required.



## OUTSIDE & GARDEN

To the front, the driveway provides extensive off-street parking with a garage directly opposite the house. The rear garden is enclosed and easy to manage, with a patio area directly off the house and a level lawn beyond. Timber fencing provides enclosure, and there is useful garden storage.



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