

# 22 OXMEAD STREET

Ewhurst



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

- Open views across fields to the front
- Four bedroom detached house
- Open plan kitchen/dining/family room
- Separate double aspect living room
- Principal bedroom with en suite and fitted storage
- Utility room and ground floor cloakroom
- Detached double garage
- Office/annex space above garage
- South west facing rear garden
- Modern development in Ewhurst

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

Approximate Gross Internal Area 2551 sq ft - 236 sq m  
(Including Garage & Annexe)

Ground Floor Area 872 sq ft - 81 sq m

First Floor Area 833 sq ft - 77 sq m

Garage Ground Floor Area 423 sq ft - 39 sq m

Annexe First Floor Area 423 sq ft - 39 sq m



Garage Ground Floor



Annexe First Floor



Ground Floor

First Floor

# FROM THE AGENT

"The position is what sets this house apart.

From the front, it looks directly over open fields rather than back into the development, which immediately changes how it feels to arrive and live here.

There is a sense of space and outlook that is not always found in modern builds."

Gavin Amberton  
Director



# OPEN-PLAN LIVING

The house opens into a central hallway with access to all principal rooms.

To one side, the living room is double aspect, creating a bright but contained space separate from the main hub of the house.



# SOCIAL KITCHEN



The kitchen, dining and family room forms the core of the property. It is a wide, open space with clearly defined areas for cooking, dining and seating. The kitchen includes fitted appliances, a breakfast bar and is supported by a separate utility room.

A cloakroom completes the ground floor.



# FIRST FLOOR



Upstairs, the landing is wide and well lit, giving access to four bedrooms.

The principal bedroom includes fitted wardrobes and an en suite shower room.

The remaining three bedrooms are all practical in size and share a family bathroom finished in a modern style.





A detached double garage sits alongside the house and includes a substantial room above. This has been set up as a home office but could easily work as a studio, gym or ancillary accommodation depending on requirements.

To the rear, the garden faces south west, ensuring good natural light through the afternoon and evening. There is a paved terrace directly off the house, ideal for seating and outdoor dining, with the rest laid to lawn.

To the front, the house enjoys uninterrupted views across open countryside, which is a defining feature of the setting.





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