

# 8 ELLES AVENUE

Merrow



**Chantries  
& Pewleys**

ESTATE AGENTS



# AT A GLANCE

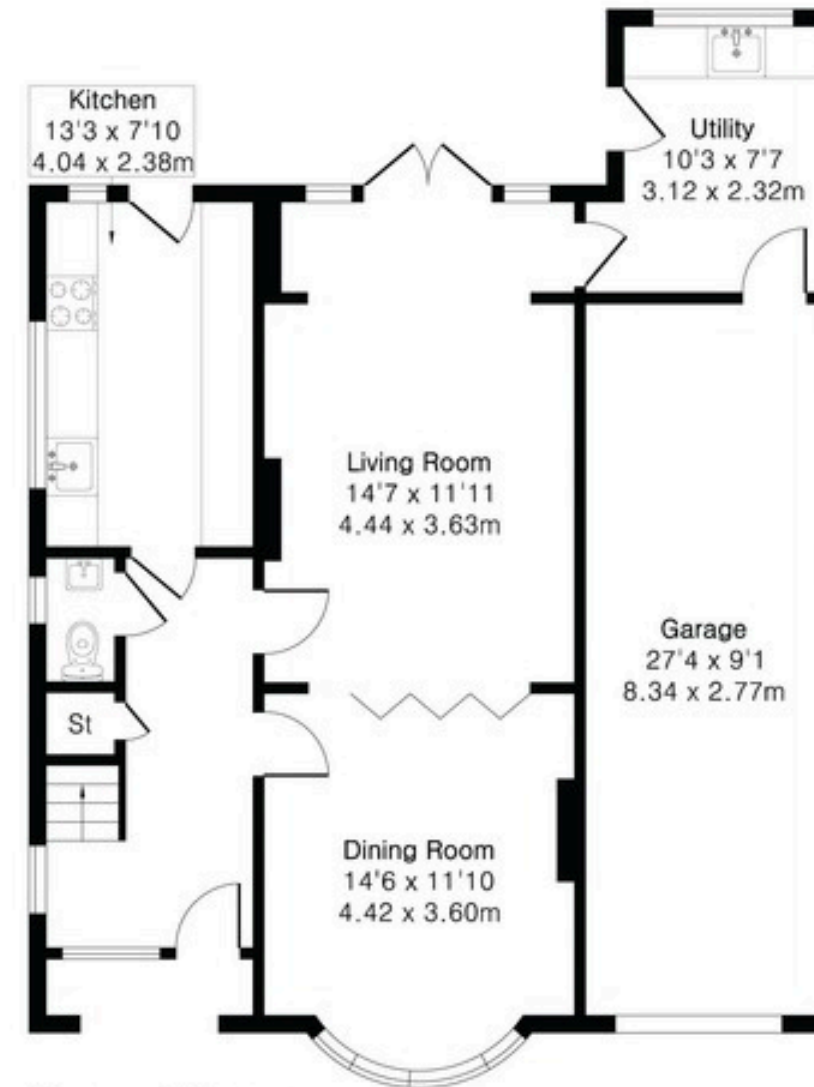
- Detached three-bedroom home
- Direct access from the garden onto the Downs
- Large, established rear garden
- Living room positioned to the rear
- Separate dining room with bay window
- Kitchen with adjoining utility room
- Ground floor cloakroom
- Garage and driveway parking
- No onward chain
- Located within catchment of several schools



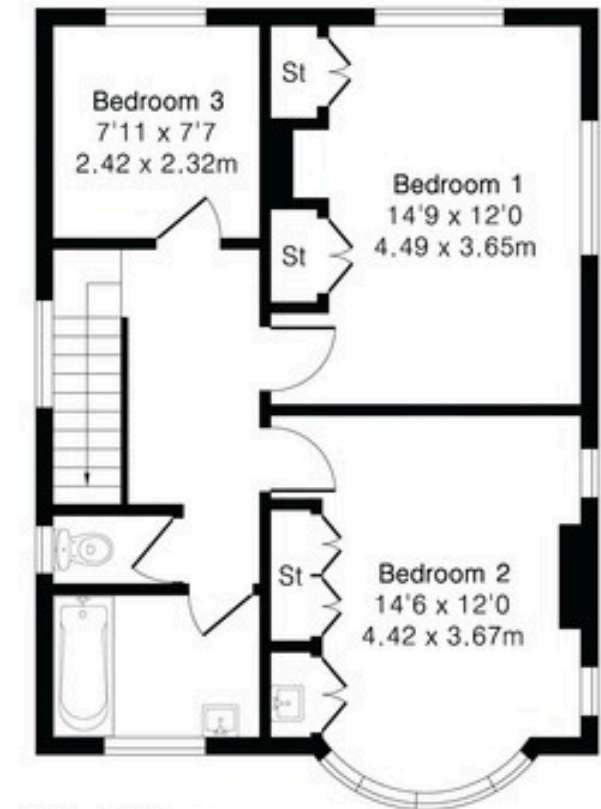
**Approximate Gross Internal Area 1562 sq ft - 145 sq m  
(Including Garage)**

Ground Floor Area 995 sq ft – 92 sq m

First Floor Area 567 sq ft – 53 sq m



Ground Floor



First Floor

# FROM THE AGENT



"I love the setting this wonderful house has. I know I'm biased, living just around the corner, but this has to be one of the best spots in Merrow! Having direct access out on to Merrow Downs and the many miles of open countryside beyond is such a fabulous plus - taking your children for long weekend walks, going out mountain biking and using the trails and jumps up near Newlands Corner, taking your dog out or going for a run; it's just fabulous space to have literally on your doorstep! And you're a short walk of some excellent schools to suit all ages.

On top of all that, the house is very pretty and offers scope, subject to the relevant consents, to enlarge the existing footprint if so desired."

*Anthony*

Anthony Brown  
Director



# VERSATILE LIVING SPACES

The living room is positioned at the rear, with doors opening straight onto the patio, making the garden feel like part of the main living space, particularly through spring and summer. There is enough width and depth here to accommodate different furniture layouts, without the room feeling overfilled.

Set around a bay window, the dining room offers a generously proportioned second reception space. It works well for more formal use or as an alternative day-to-day sitting room and has doors opening into the living room, creating one large reception room, depending on how a buyer prefers to live.





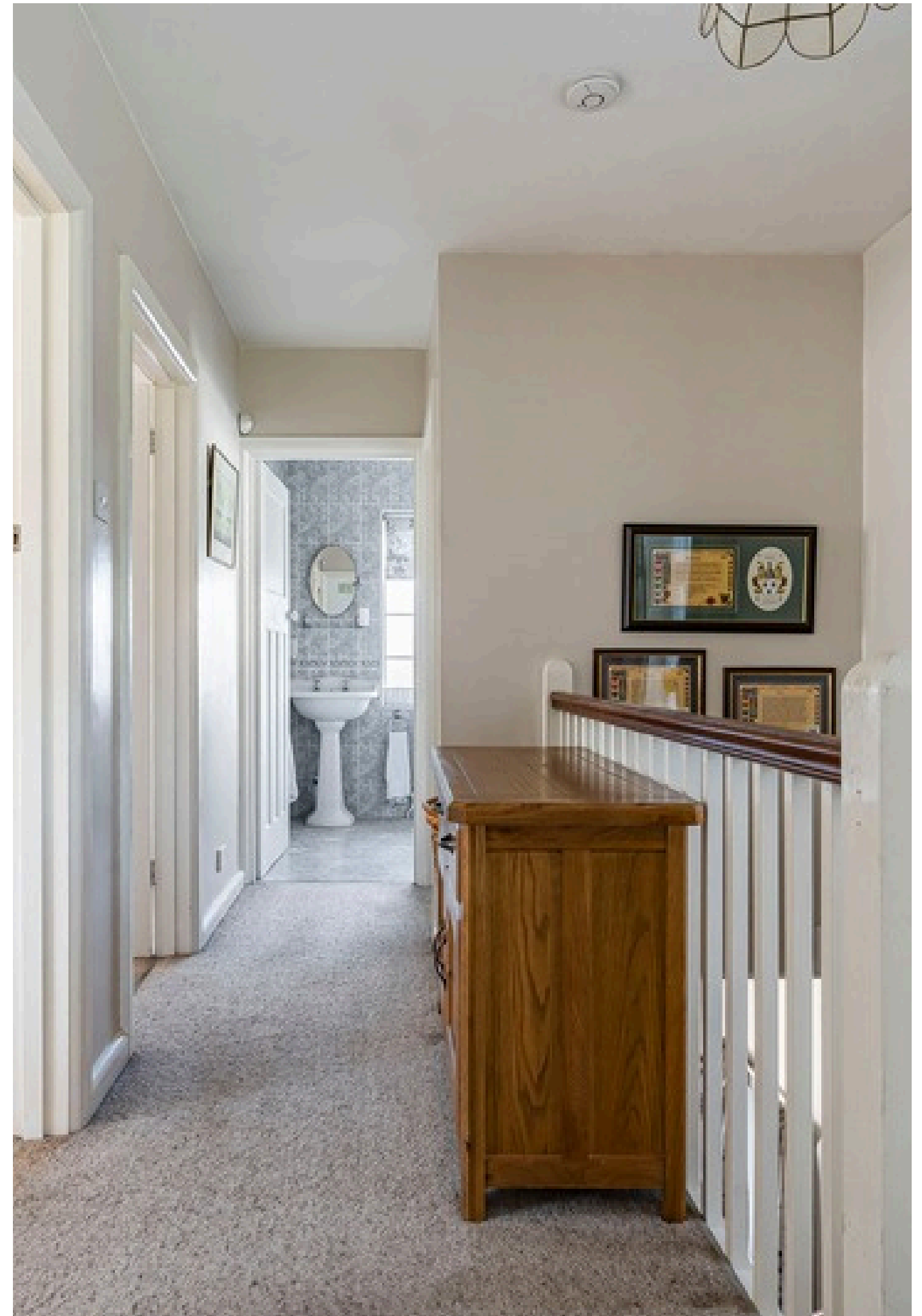
# KITCHEN & UTILITY

The kitchen is located at the rear, with good natural light and direct access through to the garden. It's supported by a separate utility room, which adds useful additional storage and keeps the main kitchen space more usable. This arrangement suits everyday family life, particularly where outdoor access is regularly used.



# FIRST FLOOR ACCOMMODATION

Upstairs, there are three bedrooms. The principal bedroom sits to the rear, benefiting from a wide window looking out over the Downs, and built-in storage. The second bedroom is also a generous double, while the third works well as a single bedroom, study or nursery depending on requirements. The bathroom is centrally positioned and serves all rooms comfortably.





# THE GROUNDS



To the front, the house is set back behind a driveway providing ample off-street parking, alongside access to the garage. A long, established rear garden is the defining feature here. Laid mainly to lawn and framed by mature hedging, it offers a sense of privacy while still feeling open.

At the far end, a gate leads directly onto the Downs, creating immediate access to open green space — something that's rarely available from a residential setting. The patio sits directly off the house, positioned for everyday use rather than occasional entertaining, with a natural line of sight back to the property.





 **Chantries & Pewleys**

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