

GATEHOUSE

Merrow



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- 5 Bedrooms
- 2 Bathrooms
- Living room with feature fireplace
- Study
- Off-street parking for multiple vehicles
- Large garage with hobbies room above
- Garden extending to 0.34 acres
- Potential to upgrade and extend (STPP)



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

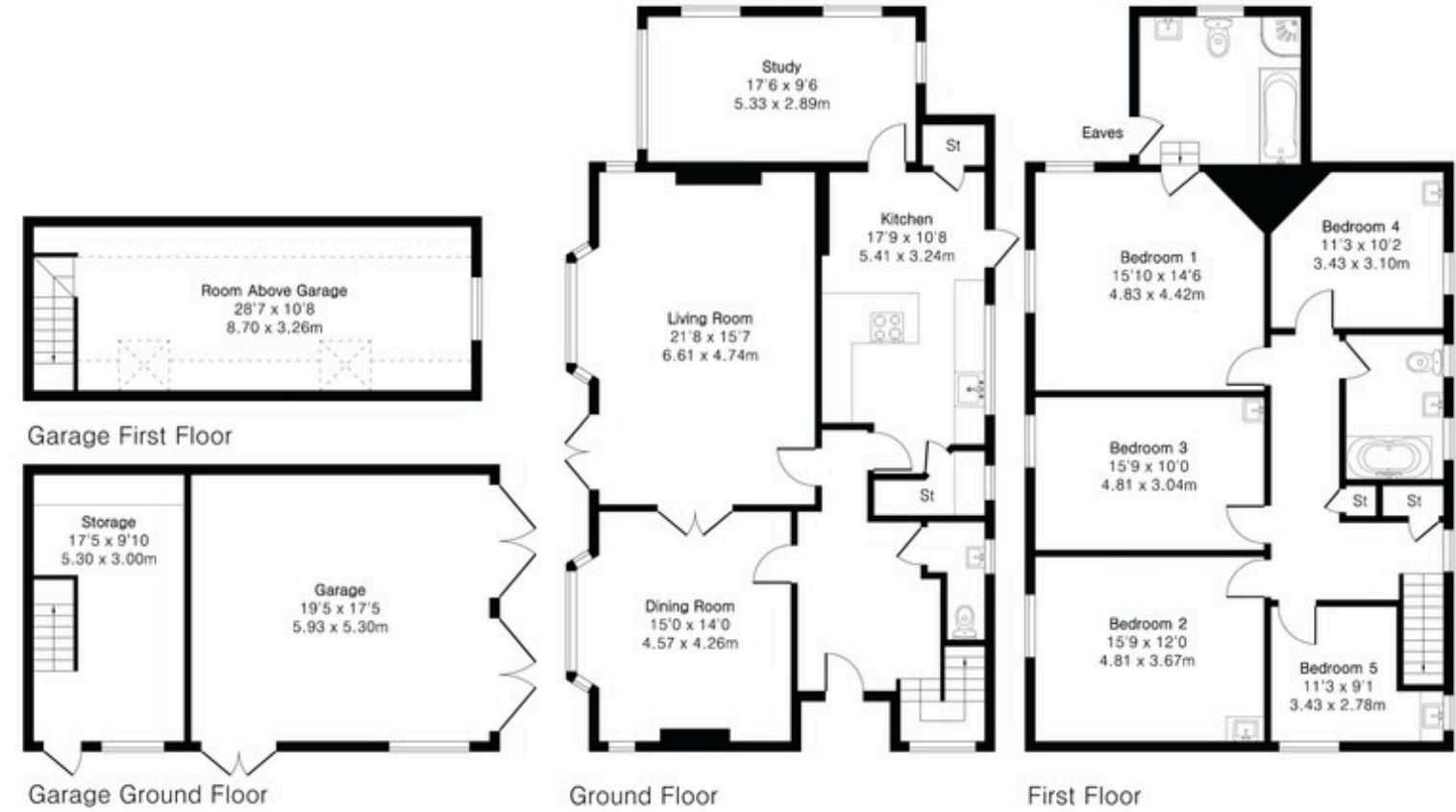
Approximate Gross Internal Area 3039 sq ft - 282 sq m (Including Garage)

Ground Floor Area 1123 sq ft – 104 sq m

First Floor Area 1094 sq ft – 102 sq m

Garage Ground Floor Area 517 sq ft – 48 sq m

Garage First Floor Area 305 sq ft – 28 sq m



FROM THE AGENT

What stands out here is the plot. The house sits comfortably within it, but it's the depth of garden and the separation from neighbouring homes that shape how the property feels day to day.

There's also a practical advantage. The detached garage with the large room above is already in place, and it changes how the house can be used – whether for work, hobbies or longer-term adaptation.

Buyers will see the opportunity as much as the house itself. It's well cared for and entirely usable, but there is clear headroom to extend and rework, which is often what draws people to this part of Merrow.

Anthony

Anthony Brown
Director



BEAUTIFUL INTERIORS

The main reception rooms are arranged off a wide, welcoming entrance hall, which immediately sets the tone on arrival and allows the house to open up naturally.

Both principal rooms sit to the front, with a direct outlook across the front garden, drawing in light and giving a strong connection to the outside space. The sitting room, in particular, benefits from double doors opening onto the patio, making it easy to step out and use the garden as an extension of the living space.

The layout provides clear separation between rooms while still feeling connected, offering flexibility for both day-to-day family use and more formal entertaining.





KITCHEN

The kitchen sits to the rear of the house, with a wide window bringing in strong natural light.

The layout centres on a return peninsula with an induction hob, creating a clear divide between preparation and informal dining while keeping the space sociable.

Cabinetry is traditional, with painted units and cathedral-style door panels, paired with a mix of drawers and cupboards for practical storage. Continuous worktops provide generous preparation space and give the room structure.

There is space for a breakfast table, making it well suited to everyday use.

While it works well as it stands, there is clear potential to reconfigure and connect it more directly with the surrounding spaces, subject to the relevant permissions.



ACCOMMODATION

Upstairs, the house provides five bedrooms arranged around a central landing. The main bedroom is particularly generous, with good ceiling height and a wide window overlooking the garden. This room is complimented by an en-suite bathroom.

The remaining bedrooms vary in size, making the layout suitable for family use, guest accommodation or study space where needed. They are served by a separate family bathroom,

There is also useful storage off the landing, helping to keep the bedroom spaces clear and functional.





GARDEN & SETTING

Beechway is a quiet private road, within easy reach of Merrow Downs and several well-regarded schools. The house sits back from the road, with a driveway leading through to the garage, creating a sense of separation on arrival.

The garden is a key part of the offering. Extending to around 0.34 acres, it is predominantly lawn with mature boundaries that provide privacy without closing it in.

A paved terrace sits directly behind the house, well placed for outdoor dining, with the rest of the garden offering broad, usable space that can remain open or be further shaped over time.

To the rear is a detached garage with a substantial room above. Already set up for desk-based work and storage, it provides clear separation from the house and adds flexibility for home working or hobbies.

The house has been well maintained, with clear scope to take it further. The plot supports enlargement, and the layout could be opened up if required (STPP).

This will appeal to buyers looking to secure a long term family home in Merrow and adapt the house over time.





 Chantries & Pewleys

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