

Merrydown

White Lane, Guildford







Merrydown

White Lane, Guildford, Surrey, GU4 8PS

Built in 2018 to the most exceptional standard and situated in one of Guildford's most desirable roads with stunning rural views, yet just two miles from Guildford's upper high street.

Guildford High Street 1.9 miles, Guildford main line station 2.8 miles (from 32 minutes to London Waterloo)
Central London 32.6 miles (All times and distances are approximate)

Accommodation

Entrance hall | Dining room | Drawing room | Kitchen/Breakfast room | Study | WC
Coat Room | Lift | Large balcony

Principal bedroom with dressing room and en suite shower room | Two bedrooms with en suite shower rooms

Two further bedrooms | Family shower room | Utility

Double garage

Gardens and grounds

Approximate Gross Internal Floor Area 3,950 sq. ft. plus 338 sq. ft. outbuildings
In all approximately 1 acre

EPC: B

On the instructions on M D W Hardy & N C W Bestwick of Sanderson Weatherall LLP as Fixed Charged Receivers

house.
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The Property

Merrydown was built by the current owners in 2018 to provide the light, spacious and versatile home that it is today. No expense has been spared in the construction of this fantastic family home with underfloor heating throughout. The house faces south with stunning views over rural countryside and across to Blackheath which when combined with the exceptional quality and style, truly makes you feel like you are in a mini stately home.

Upon entering Merrydown one is immediately struck by the quality of finish throughout. The spacious sitting room is positioned at the rear of the house adjoining the dining room. Both of these rooms have access onto the large balcony where the views are exceptional. The bespoke kitchen with impressive marble island/breakfast bar is an entertainer's dream. There is a spacious study on the ground floor as well as a WC and coat room.

In addition there is a lift which connects the ground and lower ground floors.

The principal bedroom is located on the lower ground floor and is complete with dressing room and en suite shower room. There is access to the terrace and garden from this room and the en suite guest bedroom adjoining it.

On the first floor there are three further bedrooms, one of which is en suite as well as a family shower room. The utility room is also located on the second floor.

Situation

Guildford's Upper High Street 1.9 miles , Central London 32.6 miles, Guildford main line station 2.8 miles (from 32 minutes to London Waterloo) London Road Station, Guildford 2.0 miles (from 47 minutes to London Waterloo), A3 (Guildford) 2.9 miles, M25 (Junction 10) 9.5 miles, Heathrow Airport 21.3 miles, Gatwick Airport 22.7 miles (all times and distances are approximate).

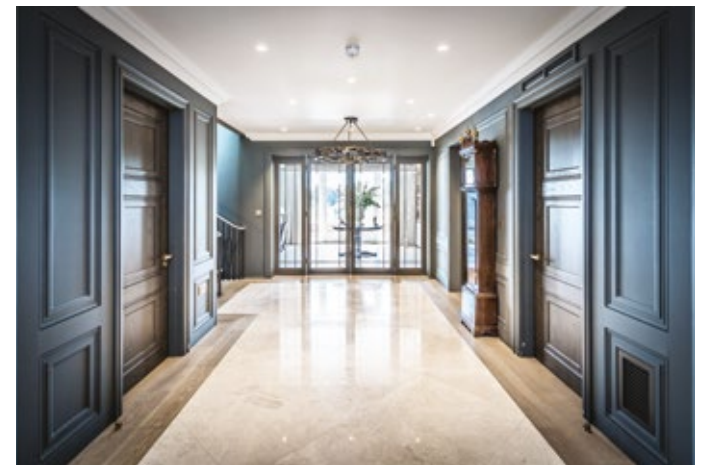












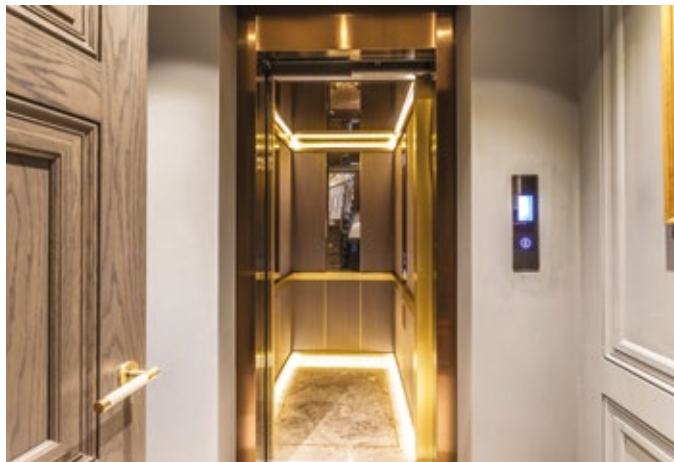


Schools

The Royal Grammar School, Guildford High School, Tormead School, The Royal Grammar Junior School (formerly Lanesborough Preparatory School), St Catherine's School, Charterhouse School, Aldro School, Cranleigh School, Priorsfield School.

Amenities

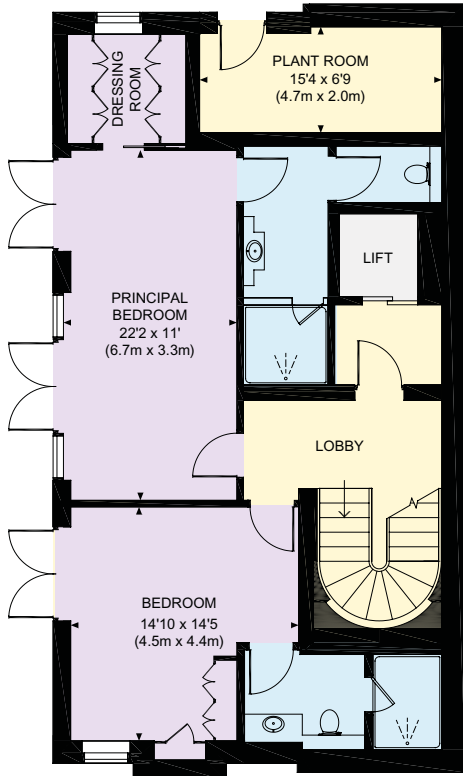
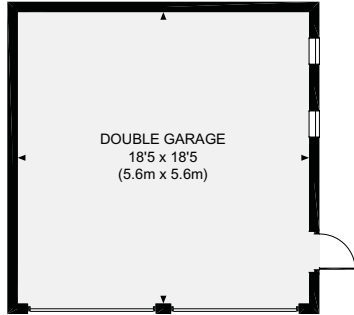
G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Effingham Golf Club, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Course.



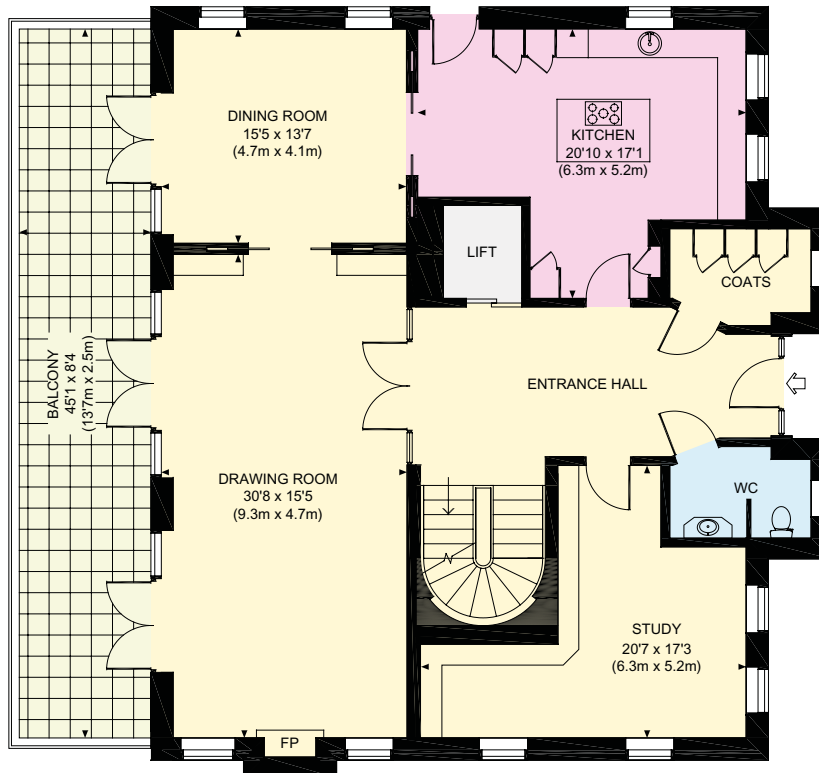
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside

Approximate Gross Internal Floor Area
3,950 sq ft / 367.0 sq m
Outbuildings: 338 sq ft / 31.4 sq m
Total: 4,288 sq ft / 398.4 sq m

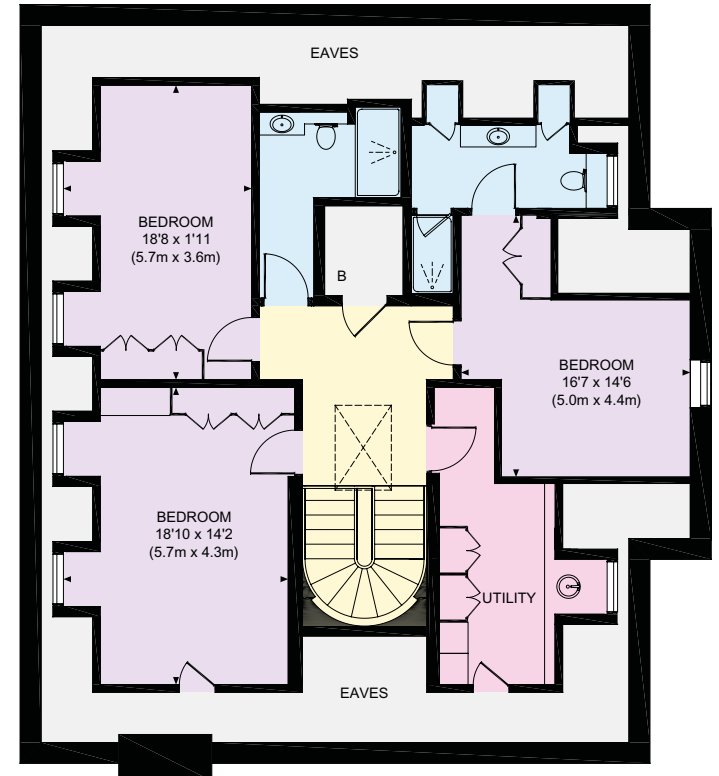
This plan is for guidance only and must not be relied upon as a statement of fact.
 Attention is drawn to the Important Notice on the last page of the text of the Particulars



Lower Ground Floor



Ground Floor



First Floor

Gardens

Situated on one of Guildford's best roads, Merrydown is set back from the road and accessed through electric gates. There is a double garage to the front of the property. The rear garden is a particularly fine feature with the stunning views and large entertaining terrace.

The garden is mainly laid to lawn with mature hedging separating it from the informal orchard beyond.





Services

We are advised by our clients that the property has mains water, electricity and gas. Private drainage.

Local Authority

Guildford Borough Council - 01483 505050

Viewings

Strictly by appointment with either the joint sole agents, Knight Frank LLP or house partnership.

Directions (GU4 8PS)

From Guildford's Upper High Street, follow the A246, Epsom Road, through the traffic lights towards Merrow. After three quarters of a mile, turn right into Tangier Road and, at the end, turn left into Warren Road. Follow this road to the right, where becomes One Tree Hill Road and continue to the end then turn left onto White Lane where you will find Merrydown after half a mile on your right-hand side as the next gate after finding 'Southways'.





house.
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Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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