

9 Merrow Place, Guildford, Surrey







A charming family home in a **sought-after and peaceful** location that has been finished to a beautiful standard.

Summary of accommodation

Ground Floor: Entrance hall | Drawing room | Open-plan kitchen/breakfast room | Utility room | Garden room | Study | Guest cloakroom

First Floor: Principal bedroom with en suite bathroom | Two further bedrooms | Family bathroom (Jack-and-Jill to bedroom two)

Second Floor: Fourth bedroom

Garden: Driveway with off-street parking for two cars | Well-maintained rear garden with terrace

Distances

Guildford's Upper High Street 2 miles, London Road Station, Guildford 2 miles (from 47 minutes to London Waterloo)

Guildford station 2.7 miles (from 37 minutes to London Waterloo), A3 (Guildford northbound) 2.3 miles, A3 (Guildford southbound) 3.6 miles

M25 (Junction 10) 7.8 miles, Heathrow Airport 22.3 miles, Gatwick Airport 25.2 miles, Central London 31.7 miles

(All distances and times are approximate)



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Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

Schools

Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford Country School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

Amenities

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

The property

9 Merrow Place is a well-presented family home set in a peaceful and sought-after position in Merrow and has an abundance of natural light along with good room sizes to create a great feeling of space throughout.

The property opens into an entrance hallway, from which the principal reception rooms lead. To the front of the house is the living room, which has bi-folding doors that open to the open-plan kitchen and dining room, which is the real heart of the home.









The kitchen is of high-quality, with hand fitted cabinets that include integrated appliances, a Rangemaster cooker, and a central island. A dining space sits alongside the kitchen and leads through to the garden room beyond, that wonderfully connects the accommodation outside. A useful utility room sits behind the kitchen, and a guest cloakroom and study complete the ground floor accommodation.







On the first floor, there is a good sized principal bedroom with an en suite shower room, and two further double bedrooms and family bathroom, which is Jack-and-Jill to the second bedroom. An additional bedroom is on the second floor, and makes for an excellent guest room.



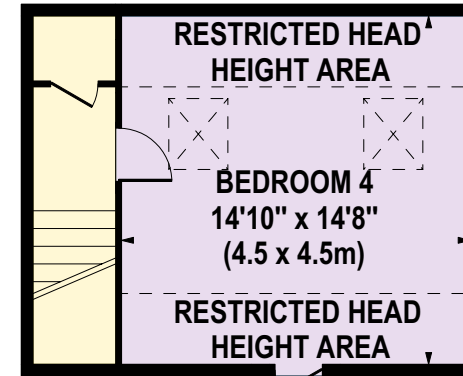
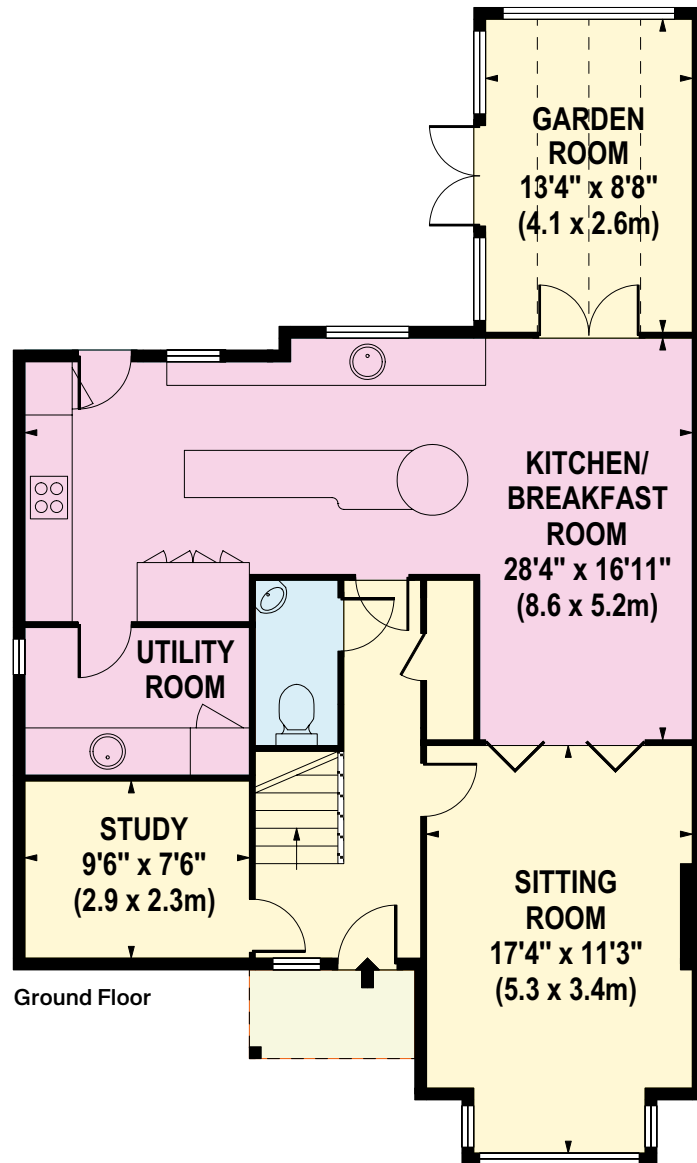


Approximate Gross Internal Floor Area

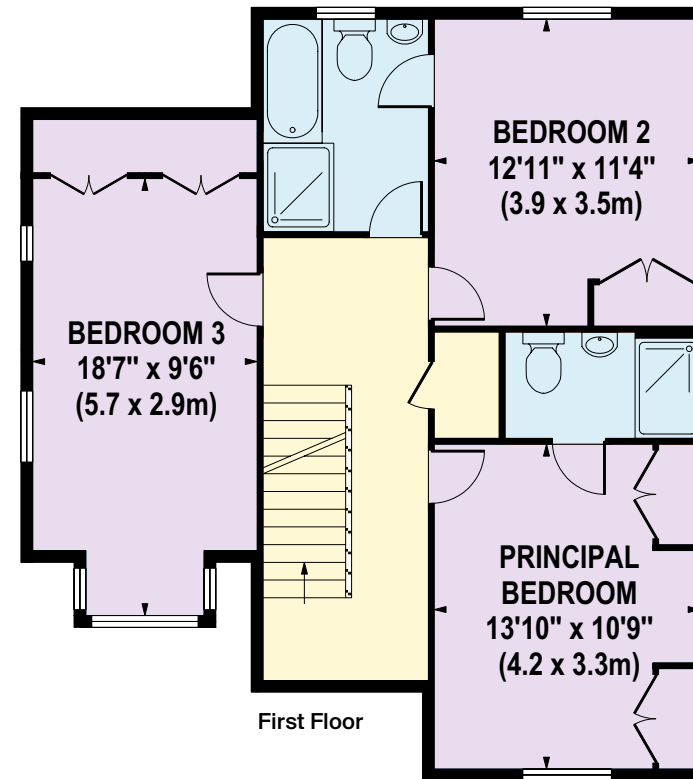
1955 sq ft / 182 sq m

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.

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



Second Floor



First Floor



Garden and grounds

Outside, there is ample off-street parking along with a flat lawn and pretty flowerbeds. The rear garden is west-facing and has a large sun terrace which follows onto a flat and private lawn area bordered by mature trees and shrubs.

Services

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

Directions

Postcode: GU4 7DL

What3words: ///ripe.butter.payer

Viewings

Viewing is strictly by appointment through Knight Frank.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: C



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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