



# MEADOW CLOSE

Merrow, Guildford, Surrey





# A STRIKING NEW-BUILD HOME BUILT TO THE HIGHEST OF STANDARDS SET ON THE OUTSKIRTS OF GUILDFORD

## Summary of accommodation

**Ground Floor:** Entrance hall | Drawing room | Study | Cloakroom | Kitchen/dining/living room | Utility room  
Integral double garage

**First Floor:** Guest bedroom suite with dressing room and en suite | Two further double bedrooms | Family bathroom | Storage

**Second Floor:** Principal bedroom suite with dressing area and en suite

**Garden and Grounds:** Block paved driveway | Patio terrace perfect for entertaining | Level garden

**Distances:** Burpham shopping parade 0.8 miles, Merrow shopping parade 0.9 miles

London Road Station, Guildford 2.4 miles (from 47 minutes to London Waterloo), Guildford's Upper High Street 2.5 miles  
Guildford main line station 3.2 miles (from 32 minutes to London Waterloo), Worplesdon Station 4.2 miles (31 minutes to London  
Waterloo, A3 (Guildford northbound) 1.2 miles, A3 (Guildford southbound) 2.4 miles, M25 (Junction 10) 7.5 miles  
Heathrow Airport 23.1 miles, Central London 30.3 miles, Gatwick Airport 33.3 miles

(All distances and times are approximate)

Front cover image: CGI

# SITUATION

Set in peaceful surroundings just over 2 miles from Guildford town centre, No. 2 enjoys easy access to both Merrow and Burpham villages within a mile, each with their own parade of local shops including an M&S petrol station, convenience stores, grocery store, bakery and various others shops and stores. Both Sainsburys and Aldi supermarkets are also under a mile away.

Guildford provides further 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.

Guildford is particularly well served by good schools, both state and private including; Tormead and Guildford High School, The Royal Grammar school and junior school, Holy Trinity Pewley Down, George Abbot, Boxgrove and St Peters - many are just a short distance from the house.

**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 Club.

# THE PROPERTY

No.2 Meadow Close enjoys a discreet position on the edge of the highly regarded village of Merrow. Designed with contemporary living in mind, these striking residences are arranged around a central green, offering an enviable balance of village life with excellent connections into the vibrant heart of Guildford and beyond.





Spanning 3,250 sq ft across three floors, this beautifully conceived and meticulously finished home offers light-filled interiors and a specification of the highest standard, including a handcrafted Tom Howley kitchen.

Energy efficiency has been carefully considered, with features including underfloor heating throughout, MVHR system, solar panels and battery storage, ensuring both comfort and sustainability.

The ground floor opens with a welcoming reception hall leading to a generous drawing room with bay window, a substantial study and a magnificent open-plan kitchen/dining room. The bespoke Tom Howley kitchen features Miele and Liebherr appliances, Quooker tap and BORA induction hob. Full-height glazing frames views over the southwest-facing garden.

The first floor houses an impressive bedroom suite with dressing area and bespoke wardrobes. A Juliet balcony overlooks the landscaped green, while the luxurious en suite completes this level. Two further double bedrooms and a beautifully appointed family bathroom complete this level, all finished with wall-hung sanitaryware, Grohe fittings and large-format porcelain tiling.

The entire second floor is dedicated to a remarkable principal suite, providing generous dressing areas with bespoke joinery and an indulgent 'his and hers' en suite bathroom.

Unusually for a newly built home, the property offers extensive storage, including a large double garage with electric up-and-over door.

## GARDENS AND GROUNDS

The level garden is mainly lawned with a post and rail fence overlooking an attractive water meadow. The meadow will be communally owned by the five properties in Meadow Close. There is a private terrace off the kitchen from which to enjoy the garden and views beyond.

















# PROPERTY INFORMATION

**Tenure:** Freehold

**Services:** We are advised by our clients that the property has mains electric, drainage and water. Gas fired central heating with underfloor heating throughout the property. There is an MVHR system, solar panels, and battery storage, ensuring both comfort and sustainability.

**Local Authority:** Guildford Borough Council

**Council Tax:** Not yet rated

**EPC:** Not yet rated

**Directions**

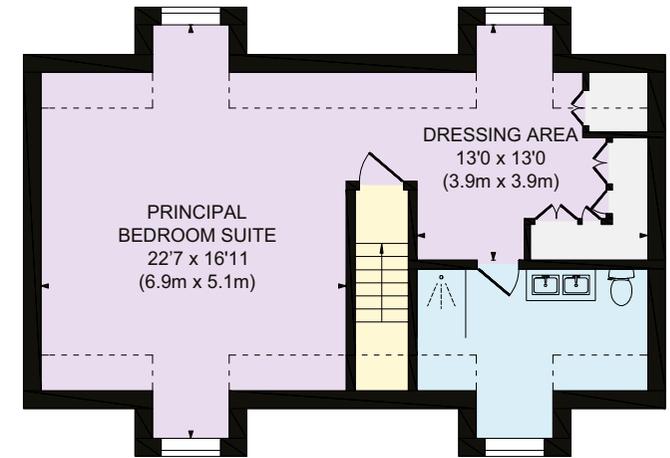
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**What3words:** ///enjoyable.frost.lived

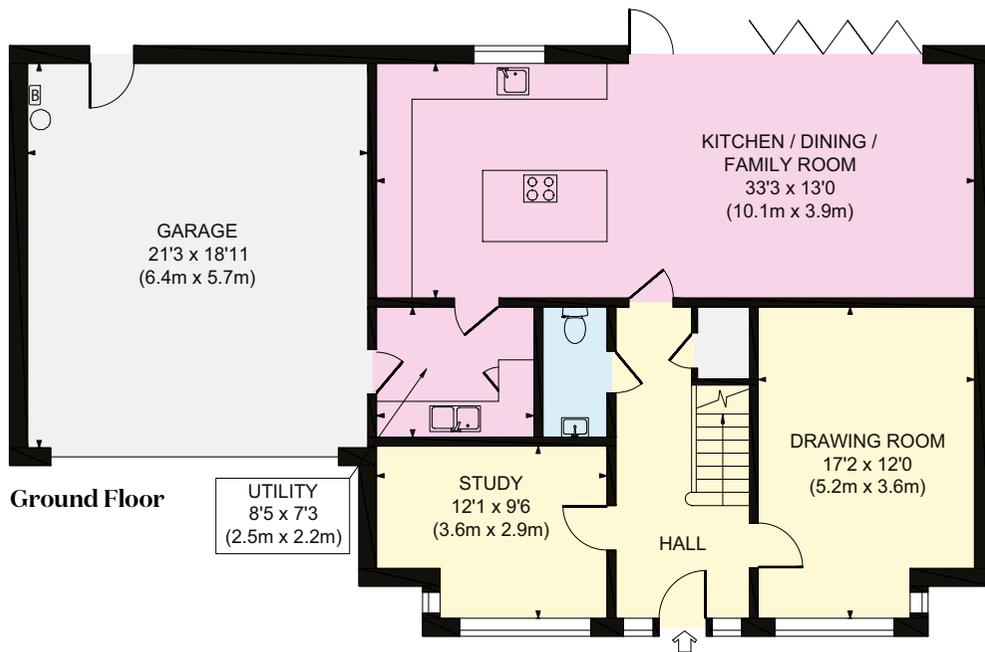
**Viewings:** Viewing is strictly by appointment through Knight Frank.



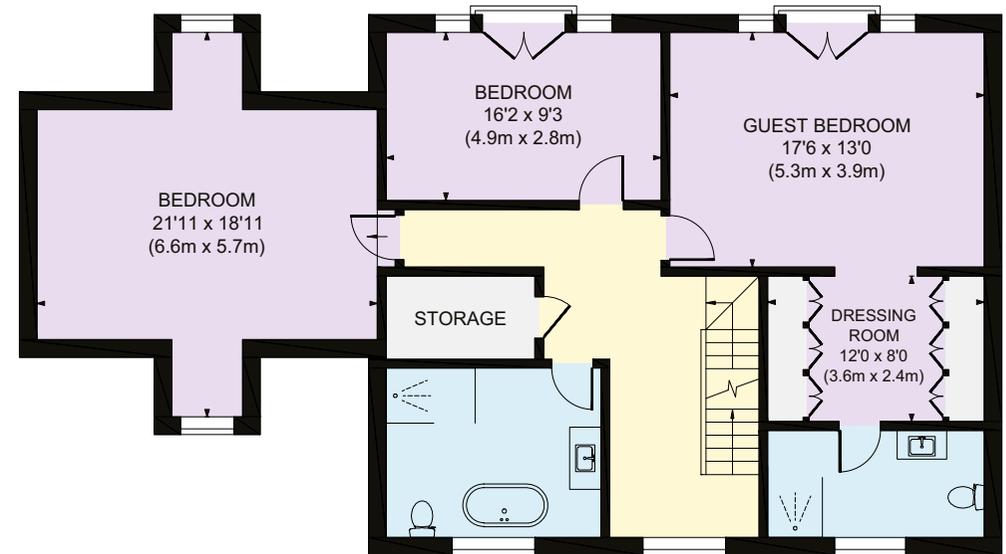
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Second Floor**



Approximate Gross Internal Area  
3264 sq. ft / 303.20 sq. m



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

We would be delighted  
to tell you more.

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