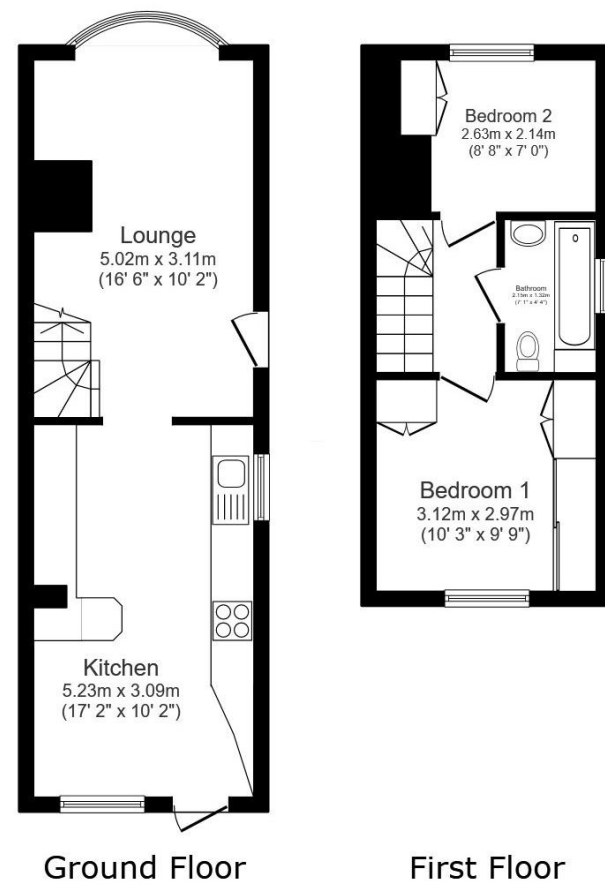


Floorplan



Total floor area: 55.9 sq.m. (602 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s)



Ivy Cottage, 43a Down Road
Merrow

£400,000 Offers in excess of

Burpham office 5 Kingspost Parade, Burpham, Surrey, GU1 1YP
01483 300667 / sales@seymours-burpham.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 300667

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Property details

 2 bedrooms
 1 bath
 EPC Rating To be confirmed
 602 sq. ft

- Freehold
- Semi-detached
- Well-presented throughout
- Shaker-style kitchen
- Cosy lounge with log burner
- Well-appointed bedrooms
- Enclosed rear garden
- Ultrafast broadband available

This charming semi-detached cottage in the heart of Merrow offers beautifully presented accommodation that blends character and comfort with a warm, homely atmosphere. Set behind a clean white wall and adorned with white render, the property enjoys attractive kerb appeal and forms part of an established residential setting.

The accommodation is arranged over two floors and opens into a welcoming sitting room, a bright and inviting space featuring a wood-burning stove recessed within the fireplace, creating an appealing focal point and a cosy retreat throughout the year. A large front-facing window allows plenty of natural light to flood the room, enhancing the cottage's light and airy feel.

To the rear of the property is a well-appointed kitchen and dining area, fitted with a range of classic cream cabinetry complemented by wooden work surfaces and a traditional farmhouse-style sink. The kitchen provides ample space for everyday dining and entertaining, with direct access to the rear garden, creating an easy flow between indoor and outdoor living.

On the first floor are two bedrooms, including a comfortable principal bedroom with built-in storage and fitted furniture, and a second bedroom that would suit a child's room, guest accommodation or a home office. The family bathroom is finished in a timeless style and comprises a white suite with a bath and shower arrangement.

Outside, the rear garden is a particular feature of the property. Beautifully landscaped and designed for ease of maintenance, it enjoys an attractive paved terrace surrounded by mature planting, colourful borders and established shrubs, providing a delightful and private setting for al fresco dining and relaxation.

Combining period charm with practical modern living, this delightful cottage occupies a sought-after position in Merrow, conveniently placed for local amenities, highly regarded schools and excellent transport links, making it an ideal home for first-time buyers, downsizers or those seeking a character property in a desirable village setting.

The property is located in a popular residential road with unrestricted parking. The top of the road leads into Guildford Golf Club and the Merrow Downs with lovely walking, cycling and riding areas. Local shopping is approximately half a mile away and London Road station (which connects with Waterloo) is approximately one and half miles away. There is easy access to the A3 at nearby Burpham Village. The historic town of Guildford with its wide range of shopping and recreational facilities is also approximately one and a half miles away.

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
01483 300667 / sales@seymours-burpham.co.uk



Beautiful paved garden



Excellent location

