



GALES CLOSE

MERROW • GUILDFORD

1 GALES CLOSE, MERROW, GUILDFORD, SURREY, GU4 7EG

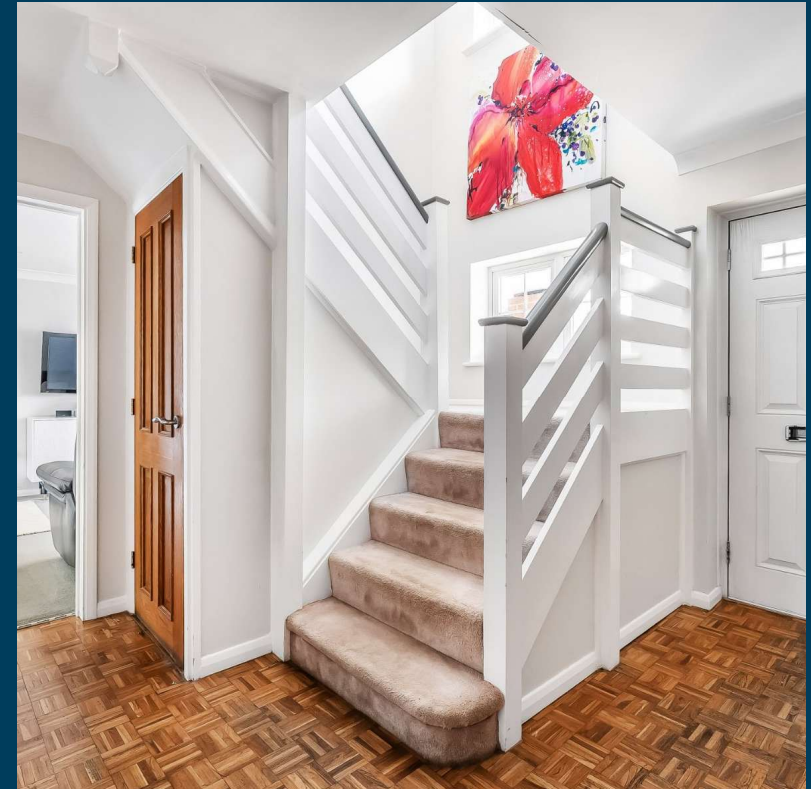
Situated in the highly sought-after village of Merrow, this substantial detached family home offers generous and versatile accommodation, combining immediate comfort with exciting potential for future enhancement. Beautifully presented throughout, the property is move-in ready, while also providing an excellent opportunity for a new owner to add their own style and value through the installation of a contemporary kitchen and updated bathrooms. In addition, architectural plans have already been drawn for an extension, offering scope to further enlarge and adapt the home to suit evolving family needs.

The welcoming entrance hall sets the tone for the spacious accommodation, leading to a bright and well-proportioned sitting room with a feature fireplace and large windows that flood the space with natural light. A separate dining room provides an ideal setting for formal entertaining, while the adjoining kitchen/breakfast room enjoys pleasant views over the rear garden and offers excellent potential to create a stunning open-plan family hub. A utility area, guest cloakroom, integral double garage and a versatile study, perfect as a home office or playroom, complete the ground floor.

Upstairs, the property continues to impress with five generously sized bedrooms. The principal suite enjoys the luxury of an en-suite bathroom, while the remaining bedrooms are served by two further family bathrooms, providing ample facilities for busy family life. The existing bathrooms are perfectly functional but present an exciting opportunity for modernisation to create stylish contemporary spaces.

Outside, the home occupies an attractive plot with a generous driveway providing ample off-road parking alongside the double garage. The rear garden offers an excellent balance of patio and lawn, creating an ideal space for outdoor dining, entertaining and family enjoyment, with mature planting providing privacy and a pleasant leafy backdrop.

Offering an exceptional combination of space, location and future potential, this is a rare opportunity to acquire a well-maintained family home in one of Merrow's most desirable residential areas. Ready to enjoy from day one, yet with clear scope to personalise and extend, it is a property that can effortlessly adapt to both current and future lifestyles.



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ACCOMMODATION & SPECIFICATION



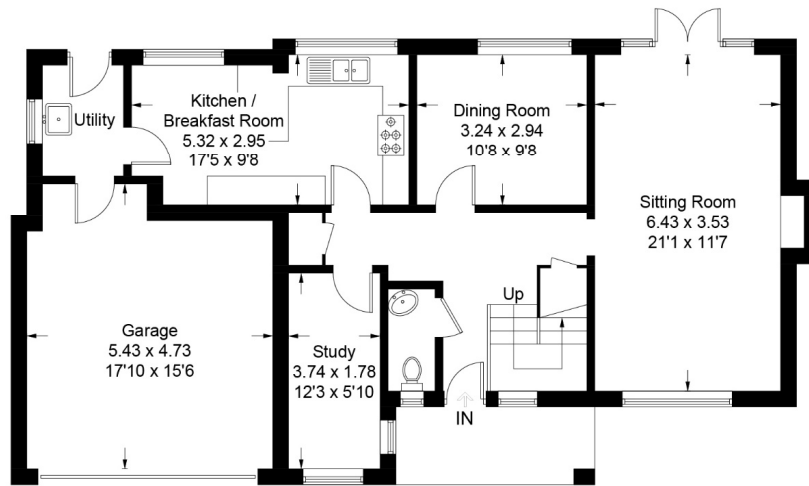


ACCOMMODATION & SPECIFICATION

- Freehold
- Detached
- Spacious entrance hall
- Downstairs cloakroom
- Kitchen/breakfast room
- Generous sitting room
- Study
- Utility area
- Large master bedroom with en-suite
- 4 additional well-appointed bedrooms
- 2 additional family bathrooms
- Beautiful rear garden
- Driveway parking
- Garage
- Council tax band G
- EPC Rating C
- Ultrafast broadband available



Approximate Gross Internal Area = 199.6 sq m / 2148 sq ft
(Including Garage)



Ground Floor



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 decisions reliant upon them. (ID1325215)
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