

WENTWORTH COTTAGE

MERROW • GUILDFORD

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MERROW STREET, MERROW, GUILDFORD, SURREY, GU4 7AP

This attractive semi-detached house is situated in Merrow and offers spacious, versatile accommodation arranged over three floors, complemented by a separate summer house in the rear garden. The property features an appealing traditional exterior, combining red brickwork with rendered upper elevations, tiled roofing and a welcoming entrance porch, alongside generous driveway parking.

The ground floor provides a generous sitting and dining room, offering an excellent space for both relaxing and entertaining, alongside a separate family room which could be used for a variety of purposes. The kitchen is positioned to the rear of the property and benefits from access to the outside, while a separate utility room and a ground-floor cloakroom add further practicality.

On the first floor, there are three bedrooms served by a family bathroom. The second floor features an impressive additional bedroom beneath the roofline, with an adjoining bathroom, creating a useful principal bedroom suite or a private space for guests. The accommodation offers flexibility for families, those working from home or anyone requiring additional space.

Externally, the rear garden provides a lawned area bordered by established hedging and timber fencing, offering a degree of privacy and space to enjoy the outdoors. A separate summer house provides valuable additional space that could lend itself to a home office, studio or hobby room. To the front, a gravelled area and pathway lead to the entrance, with mature planting adding greenery to the approach.

Overall, this is a well-proportioned family home offering flexible accommodation across three floors, useful additional outbuildings and an enclosed rear garden, ideally suited to buyers seeking a versatile property in the Merrow area.



CONTACT: NOLAN DARK
5 KINGSPOST PARADE, BURPHAM, SURREY, GU1 1YP

01483 300667
SALES@SEYMOURS-BURPHAM.CO.UK

















LOCATION

Merrow is a sought-after residential village located about two miles from the historic Town Centre and close to Merrow Downs and Guildford Golf Club. There are shops for day-to-day needs in Merrow Village, including a Marks & Spencer Food store, and popular schools such as George Abbot and St Peter's RC secondary are within walking distance. There are also several leading independent schools such as the Royal Grammar and Guildford High School for Girls within a short drive. The Spectrum leisure complex offering a variety of activities is within 2 miles as is access onto the A3 northbound carriageway leading to London and the M25 interchange which is gained from the outskirts of Burpham.




Samuel









ACCOMMODATION & SPECIFICATION

- Freehold
- Semi-detached
- Three storey’s
- 4 bedrooms
- 3 bathrooms
- 2 reception rooms
- Utility room
- Downstairs cloakroom
- Well-appointed bedrooms
- Enclosed rear garden
- Driveway parking
- Ultrafast broadband available
- Council tax band: F
- EPC rating: C
- 1816 sq. ft

Approximate Gross Internal Area = 154.1 sq m / 1659 sq ft
Summer House = 14.6 sq m / 157 sq ft
Total = 168.7 sq m / 1816 sq ft

= Reduced headroom below 1.5m / 5'0



Ground Floor **First Floor** **Second 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. (ID1341930)

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Seymours

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

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