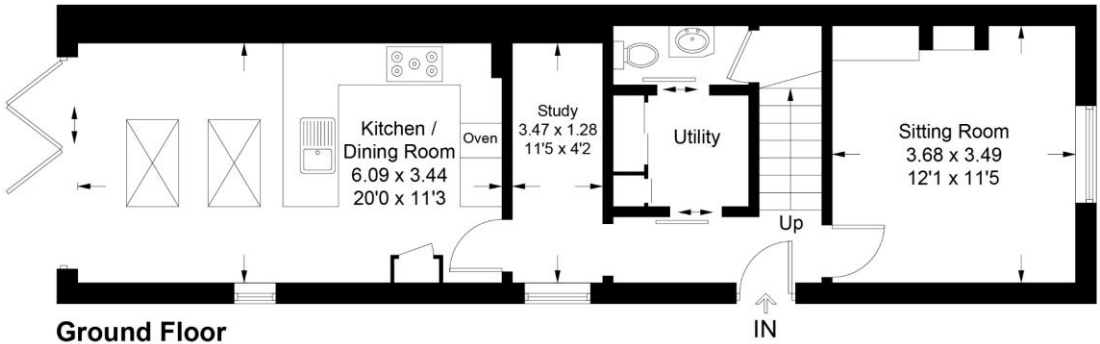
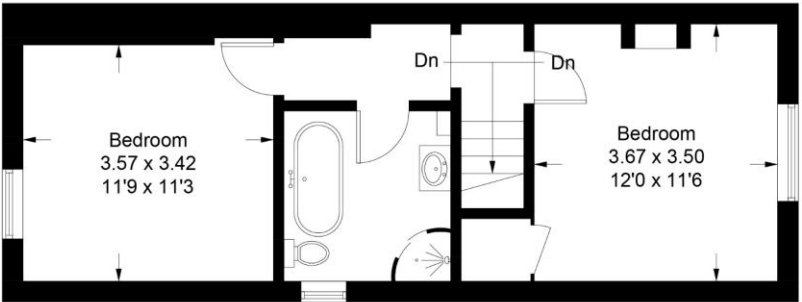


Floorplan

Approximate Gross Internal Area = 91.9 sq m / 989 sq ft



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. (ID1326979) www.bagshawandhardy.com © 2026



44 High Path Road
Merrow
£585,000 Guide Price

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

Property details

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

- Freehold
- Semi-detached
- Modern decor throughout
- Thoughtfully extended
- Study
- Downstairs WC
- Utility room
- Generous double bedrooms
- Well-maintained garden
- Ultrafast broadband available

This attractive semi-detached home occupies a highly sought-after position close to Guildford Golf Club and the open spaces of Merrow Downs, offering an excellent balance of countryside surroundings and convenient access to local amenities. The property has been thoughtfully updated and extended, creating stylish and versatile accommodation that is ideally suited to modern family living.

The front door opens into a welcoming sitting room, a bright and comfortable space featuring attractive shelving, a decorative fireplace and large window overlooking the front aspect. The room provides a cosy retreat while maintaining a light and airy feel.

To the rear of the property is an impressive open-plan kitchen and dining room that forms the heart of the home. Beautifully designed with contemporary cabinetry, integrated appliances and a central island with breakfast seating, the space is ideal for both everyday living and entertaining. Large skylights and expansive bi-fold doors flood the room with natural light and create a seamless connection to the garden, allowing indoor and outdoor living to blend effortlessly.

A particularly useful study provides an excellent work-from-home space, while a separate utility area and a modern ground-floor cloakroom and separate WC add further practicality to the layout.

Upstairs, the property offers two generous double bedrooms, both well-presented and enjoying pleasant outlooks. The principal bedroom benefits from character features, while the second bedroom is equally spacious and ideal for family members or guests. These rooms are served by a stylish contemporary bathroom fitted with a walk-in shower, modern sanitary ware and elegant finishes.

Outside, the rear garden enjoys a good degree of privacy and has been thoughtfully arranged to provide both patio and lawned areas. The terrace immediately outside the kitchen is perfect for al fresco dining and entertaining, while the established planting and mature greenery create an attractive and peaceful setting.

Combining character, contemporary styling and a highly desirable location close to Guildford Golf Club and Merrow Downs, this beautifully presented home offers an exceptional opportunity for buyers seeking a property ready to move into and enjoy.

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 garden with patio



Convenient location

