

MERROW PLACE

GUILDFORD • SURREY

4 MERROW PLACE, GUILDFORD, SURREY, GU4 7DL

This impressive, detached family home is quietly positioned on a private road in the heart of Merrow, enjoying access to a beautifully maintained communal green directly opposite. The attractive property offers stylish and versatile accommodation arranged over three floors, combining contemporary finishes with generous living space ideally suited to modern family life.

The ground floor is centred around a stunning open-plan kitchen and family area, fitted with sleek cabinetry, integrated appliances and a large central island creating a sociable focal point for everyday living and entertaining. Bi-fold doors and large windows allow natural light to pour in, while the adjoining conservatory-style dining room provides an elegant setting overlooking the garden. A separate sitting room offers a cosy retreat with ample space for relaxing, complemented by a utility room and useful storage areas.

On the first floor are three well-presented bedrooms, including a superb principal suite with dressing room and luxurious en-suite bathroom featuring both a freestanding bath and walk-in shower. The remaining bedrooms are served by a contemporary family bathroom, while a separate study provides an ideal work-from-home space.

The second floor has been thoughtfully converted to create a substantial additional bedroom or multi-purpose space with characterful vaulted ceilings and extensive eaves storage, offering flexibility for guests, hobbies or a teenage suite.

Throughout the property, the interiors are stylishly finished with a calm neutral palette, modern fixtures and an abundance of natural light. Large windows frame leafy views and enhance the sense of space throughout the home.

Outside, the rear garden has been landscaped for low-maintenance enjoyment, with generous paved seating areas ideal for outdoor dining and entertaining. The attractive frontage includes driveway parking and an integral garage, while the peaceful private road setting and access to the communal green add to the exclusivity and family appeal of this exceptional home.



CONTACT: CHRIS LUDLOW
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 a five-minute walk away in Merrow Village, including a Marks & Spencer Food store, as well as a doctor's surgery. Popular schools such as George Abbot and St Peter's RC secondary are also 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 two miles, as is access onto the A3 northbound carriageway leading to London and the M25 interchange, which is gained from the outskirts of Burpham. Guildford and West Clandon train stations are both within a short drive.








HOLTE END
VILLA PARK 86



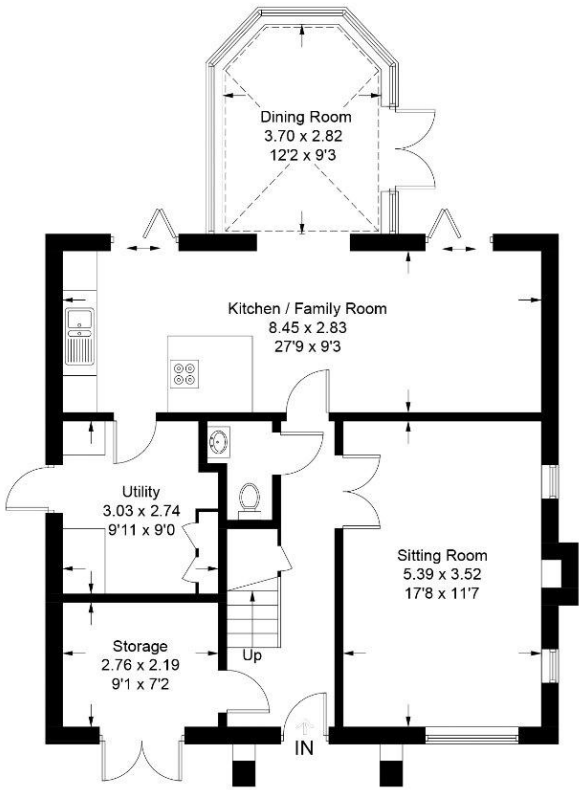


ACCOMMODATION & SPECIFICATION

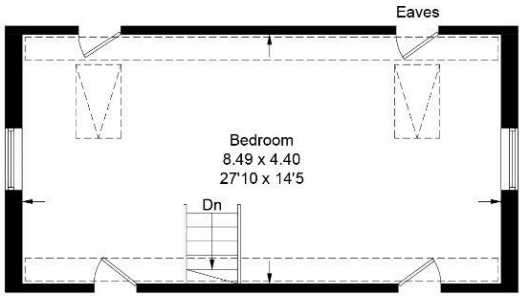
- Detached
- Freehold
- Private road
- Driveway parking
- Open-plan kitchen/family room
- Utility room
- Dining room
- Sitting room
- Master bedroom with dressing room and en-suite
- Additional family bathroom
- Study
- Eaves storage
- Enclosed rear garden
- Access to communal green
- 2032 sq. ft
- EPC rating C
- Council tax band G
- Ultrafast broadband available

Approximate Gross Internal Area = 188.8 sq m / 2032 sq ft

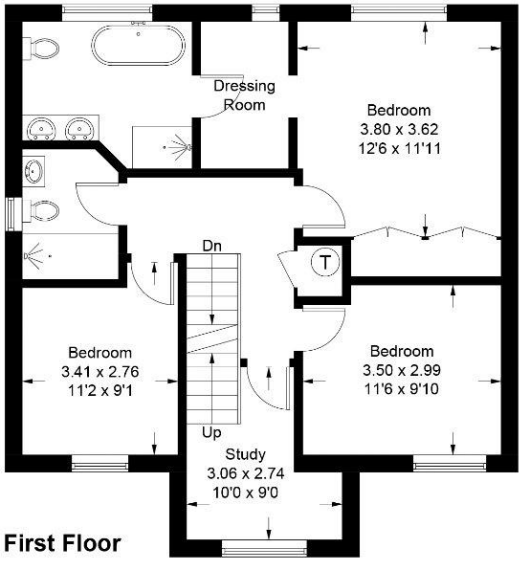
= Reduced headroom below 1.5m / 5'0



Ground Floor



Second 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. (ID1305990)

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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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