



Tretower, Merrow Street, Guildford, Surrey

Trewtower

MERROW STREET GUILDFORD SURREY GU4 7AT

Freehold

Tretower House is a spacious detached redbrick residence set along a highly regarded no through lane in the heart of Merrow. The property has undergone a 'back to brick' refurbishment and now enjoys 2,776 square ft. of light-filled internal accommodation that include high ceiling rooms, feature fireplaces and sash windows. The covered porch opens to the spacious central reception hallway with cloakroom and stairs to the first floor. This leads to wonderful open kitchen living area with an array of kitchen cabinetry with integrated appliances, by Crouch Design. There is a separate utility room. In addition, the property benefits from a dining hall, impressive drawing room, large family room and separate study.

To the first floor, there are five good-sized bedrooms. The principal room has a dressing room with fully fitted wardrobes, and beautifully fitted ensuite bathroom. There is a second bedroom suite with a bank of fully fitted wardrobes and its own ensuite shower room. The remaining three bedrooms are all served by a spacious family bathroom. All bathrooms are stylishly tiled and enjoy vanity units

A driveway leads to the house and its generous outbuilding, offering ample parking on the block paved driveway and via a double garage. There are several additional flexible outbuildings, which could be re-purposed, subject to the necessary consents, in the meantime providing valuable storage. A fully landscaped garden encircles the property and can be enjoyed from the copious, south facing, Indian sandstone terrace that adjoins the principal living areas of the house.

- **WONDERFUL DETACHED HOME**
- **OUTSTANDING SPECIFICATION**
- **THREE LUXURY BATHROOMS**
- **OPEN PLAN KITCHEN/LIVING AREA**
- **AMPLE PARKING, GARAGING AND OUTBUILDINGS**
- **FULLY REFURBISHED THOUGHOUT**
- **FIVE BEDROOMS**
- **BUILT IN WARDROBES AND DRESSING ROOM**
- **LIVING ROOM, FAMILY ROOM & STUDY**
- **CLOSE PROXIMITY TO MERROW VILLAGE**

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Local Authority: Guildford Borough Council Tax Band G

Services: All mains services connected.









SITUATION

Guildford provides an excellent selection of amenities, including independent and high street stores, restaurants, bars, a cinema complex, Yvonne Arnaud, Electric and G Live Theatres. Merrow and Pewley Down provide picturesque countryside and the surrounding Surrey Hills AONB are ideal for walking, cycling and riding. Leisure facilities include the Surrey Sports Park, Spectrum Sports Centre, and a range of popular golf and tennis clubs. Rail services reach central London in 33 minutes and the A3, A25 and M25 provide convenient road links. Notable schools in the area include Cranleigh, Charterhouse, Duke of Kent and Tormead.



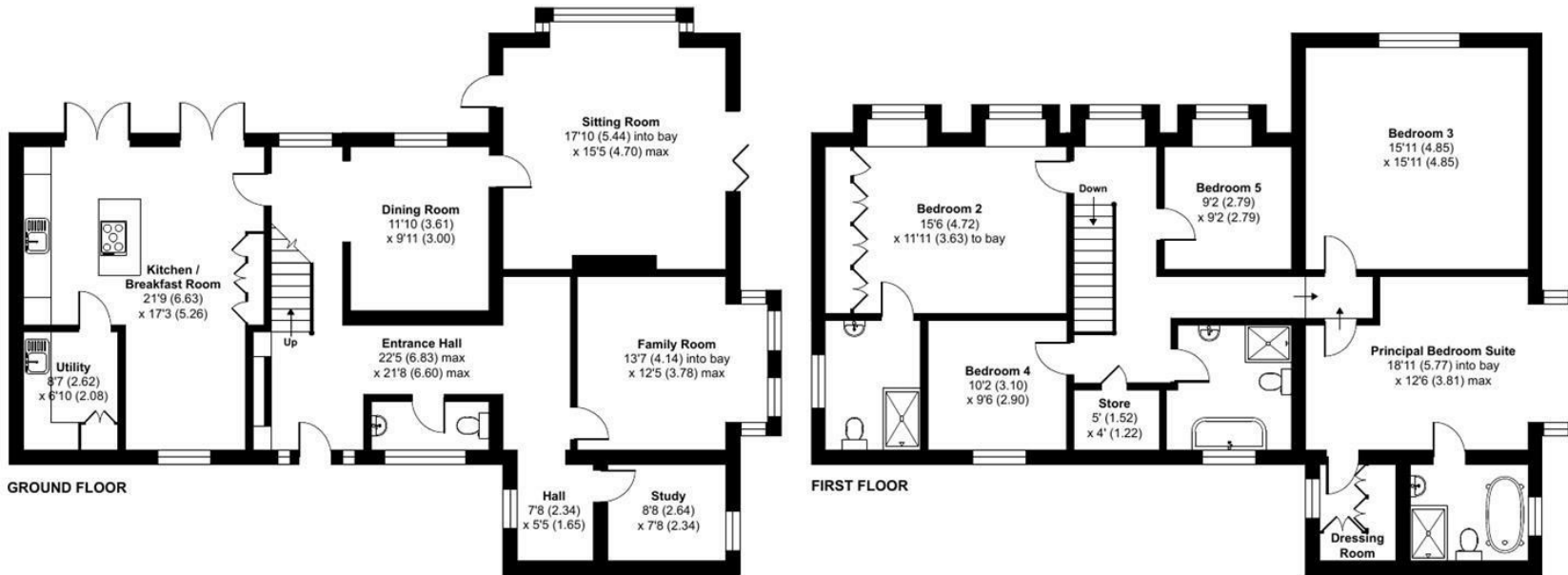
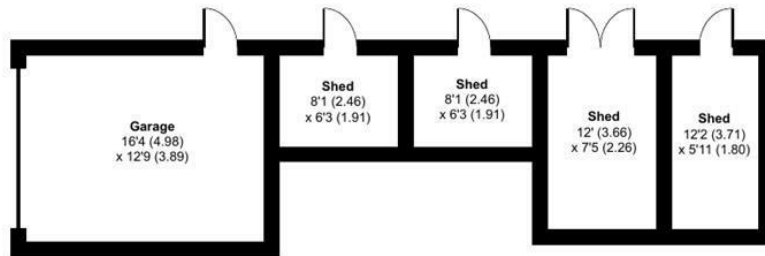
Merrow Street, GU4

Approximate Area = 2776 sq ft / 257.9 sq m

Outbuilding = 506 sq ft / 47 sq m

Total = 3282 sq ft / 304.9 sq m

For identification only - Not to scale



Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctecom 2024. Produced for Clarke Gammon. REF: 1173217

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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