



Pound Cottage Old Merrow Street, Guildford GU4 7AY



COLLINS
Independent Estate Agent





Pound Cottage Old Merrow Street Guildford GU4 7AY

£1,050,000

Freehold

An enchanting brick and flint detached cottage peacefully set in this quiet street within Merrow Park. The property was originally the village laundry until the 1800s with earlier origins to 1730. During my client's 24 years ownership many upgrades and changes have been made, most notably the creation of the generous double-width garage that is sympathetic to the original cottage. Features of this very well-presented and much-loved home include the many character features still retained including fireplaces and beams but unlike many homes of this period head height and room dimensions are all very good. The kitchen dining room is a fantastic modern space over looking the stunning gardens which offer a high degree of privacy and are of a westerly aspect. A large study/bedroom can be found on the ground floor offering adaptability for bedroom or living/working space. The first floor bedrooms are all good doubles, the master suite being a very impressive and indulgent space with an ensuite shower room and extensive built-in storage. To summarise a beautiful family home full of atmosphere in a location that is perfect for schooling needs for all ages.

- Unlisted period cottage
- Three/four bedrooms
- Two/Three receptions
- Study/Snug
- Kitchen/Diner & Utility room
- Bathroom, ensuite and cloakroom
- Generous driveway parking
- Gas central heating & Double glazed
- EPC - D





Old Merrow Street is a peaceful no through road with a selection of mainly large detached homes of more recent years. Merrow village is located about two miles east from the historic Guildford town centre and is close to Merrow Downs and Guildford Golf Club. There are shops for day to day needs in the village, including a Marks & Spencer Food store, a chemist and takeaways. Popular schools for all ages are nearby including George Abbot and St Peter's secondary. There are also several leading independent schools such as the Royal Grammar and Guildford High School for Girls within a short drive. The A3 (London bound) at the Clay Lane intersection is just 1.8 miles.



Independent Estate Agent

Parallel House, 32 London Road
Guildford, Surrey GU1 2AB

Telephone | 01483 230 473
info@collinsguildford.co.uk

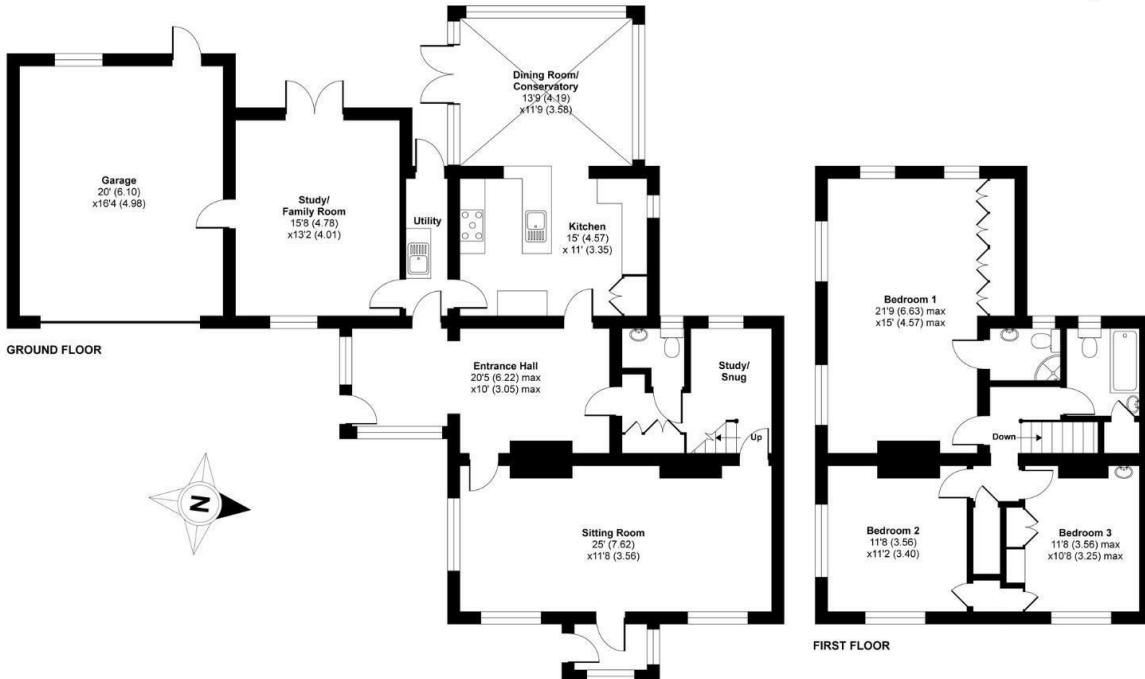
www.collinsguildford.co.uk



Old Merrow Street, Guildford, GU4

Approximate Area = 2359 sq ft / 219.1 sq m (includes garage)

For identification only - Not to scale



Certified
Property
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021.
Produced for Mark Collins (Guildford) Limited. REF: 759927



Important Notice To Purchasers : We endeavour to make our sales particulars accurate and reliable, however they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services and appliances listed in this specification have not been tested by us and no guarantees as to their operating ability or efficiency are given. All measurements have been taken as a guide to prospective buyers only, and are not precise. If you require clarification on further information on any points, please contact us, especially if you are travelling some distance to view.