



**TWO FABULOUS NEW BUILD FOUR DOUBLE BEDROOM FAMILY HOUSES ON A QUIET
NO THROUGH PRIVATE ROAD IN SOUGHT AFTER MERROW.**

4 AND 4A PEARS ROAD, GUILDFORD, GU1 2XU

savills



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Two fabulous new build detached houses ♦ Four double bedrooms Three reception rooms ♦ Pretty landscaped gardens Detached double garage ♦ Quiet no through road Memorable 21ft master bedroom suite
EPC rating – Awaiting

Description

4 and 4a Three Pears Road are fabulous new build four double bedroom houses located in a private position on this popular private no through road.

With a light central hall, the houses offers spacious accommodation over two levels with three excellent reception rooms and an outstanding bespoke hand built family kitchen with bi fold doors on to the garden and a laundry room.

The first floor offers four double bedrooms with a wonderful 21ft master bedroom suite giving views over the garden, a dressing room and contemporary en suite bathroom. There are three further bedrooms (including a guest en suite) and a family bathroom.

Outside, the gardens have been landscaped with beautiful lawns and colourful borders and raised beds. House 4 enjoys open views over a fields to the rear with House 4a benefiting from excellent privacy and a south facing lawn. Parking is provided on the drive way with a detached double garage.

Both houses have been designed with modern construction features including CAT 6 wiring, solar panels (for water), aluminium bi fold doors, electric garage doors and underfloor heating in the bathrooms.





Location

Merrow is a small village on the outskirts of Guildford with frequent buses to Guildford and excellent access to railway stations and motorway networks. It is has good local schools with plentiful amenities including Clandon Golf Club, Merrow Lawn Tennis Club and a parade of shops with a Marks and Spencer's convenience shop and a chemist. Within two miles you can be in Guildford town centre or on Newlands Corner in the heart of the Surrey Hills countryside.

Guildford offers a comprehensive range of shopping, leisure and cultural amenities, including a multiplex cinema, the Yvonne Arnaud Theatre and Spectrum Sports and Leisure Centre. The property is served by London Road railway station plus the main line station at Guildford, offering a fast and frequent service into London/Waterloo, with journey times from around 36 minutes. The A3 provides access to London, the south coast and Heathrow and Gatwick airports via the M25 at Wisley.

There is a good selection of state and private schools in the area, including Holy Trinity, The Royal Grammar School, Tormead, Lanesborough, George Abbot and Guildford High School. The nearby Surrey Hills offer ample opportunities for walking, cycling and riding.

Services: Services connected

Council: Guildford Borough council

Energy Performance

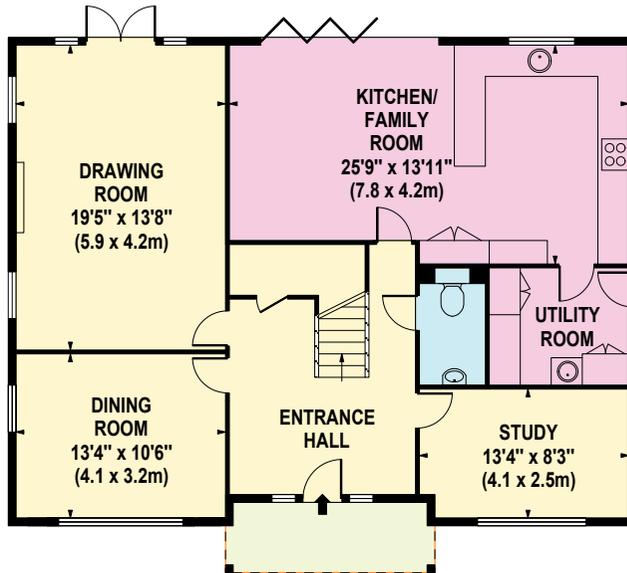
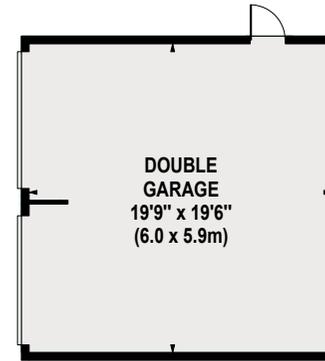
A copy of the full Energy Performance Certificate is available upon request.

Viewing

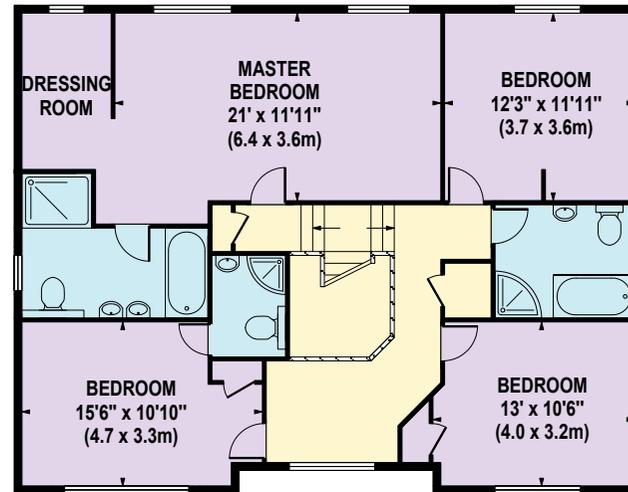
Strictly by appointment with Savills



FLOORPLANS
4 Three Pears Road



GROUND FLOOR



FIRST FLOOR

APPROX. GROSS INTERNAL FLOOR AREA 2350 SQ FT / 218 SQ M (MAIN HOUSE)
APPROX. GROSS INTERNAL FLOOR AREA 385 SQ FT / 36 SQ M (GARAGE)
APPROX. GROSS INTERNAL FLOOR AREA 2735 SQ FT / 254 SQ M (TOTAL)

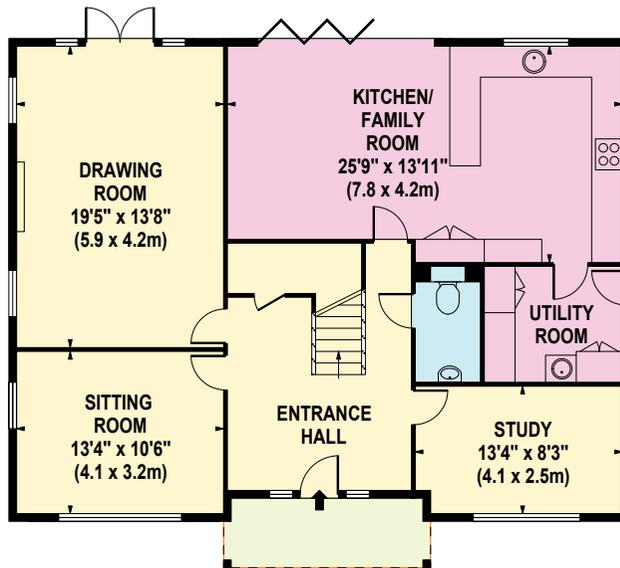
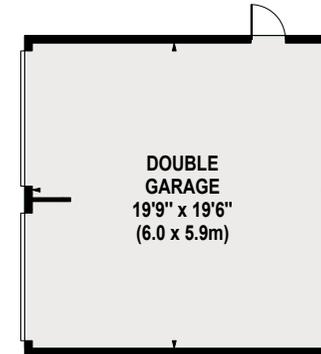
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error omission or mis-statement. These plans are for representation purposes only and should be used as such by any prospective purchaser / tenant. The services, systems and appliances listed in this specification have not been tested and no guarantee as to their operating ability or their efficiency can be given

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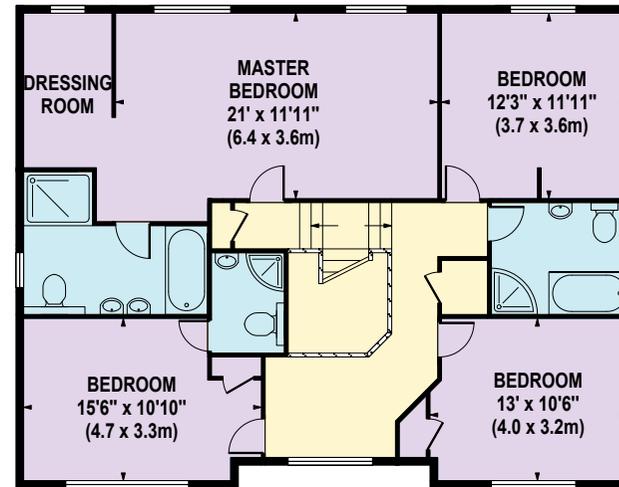
awaiting epc

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