



Characterful family home with immaculate gardens

Longdyke, Merrow Lane, Guildford, Surrey, GU4 7BD

Freehold



Excellent well proportioned living accommodation • Three reception rooms • Four bedrooms • Beautiful rear garden • Flexible studio/workshop • Integral double garage

Local information

The property is located in a favoured residential area of Merrow, about two miles east of Guildford town centre. There are a number of shops close by plus a Sainsbury's Superstore, as well as Sutherland Memorial Park, with its sports and recreational facilities. Guildford is an historic and vibrant University town, offering first class entertainment, shopping and educational facilities, and benefits from excellent transport links. The A3 provides a direct route to London and the south coast, linking at Wisley with the M25 for the airports and the national motorway network. The main line station provides a frequent service to London/Waterloo, with journey times from about 35 minutes.

There is a good selection of schools in the area, including Burpham Primary, George Abbot, Tormead, Lanesborough, St Peter's, Royal Grammar and Guildford High. Recreational opportunities include theatres, a multiplex cinema and the G Live entertainment venue. Stoke Park offers a wonderful green space nearby and includes the Spectrum Sports and Leisure Centre and the Guildford Lido open-air swimming pool.

About this property

Approached via a wooded area, Longdyke is an exceptional character house set in a semi rural location.

Extensively refurbished and maintained by the current

owners whilst retaining the charm and character features one would expect of a property dating from circa 1615.

The main house offers superb living accommodation with three well-proportioned reception rooms and a spacious contemporary kitchen/breakfast room with access to the gardens.

The impressive principal bedroom with en suite bathroom can be found on the first floor along with three further bedrooms and a family bathroom.

Additional accommodation is provided in the self-contained 'Little Longdyke' which consists of a reception room and workshop, and enjoys delightful views of the grounds and potential to further develop to one's personal requirements.

Outside, the gardens are well planned and offer fantastic privacy. To the side of the house is an integral double garage and a large gravel driveway providing ample parking for several vehicles.

Longdyke is charming property with a fascinating history, an internal viewing is highly recommended.

Tenure

Freehold

Local Authority

Guildford Borough Council

EPC rating = D





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Gross internal area (approx) 2964 sq ft

Outbuildings 490 sq ft

Total 3454 sq ft

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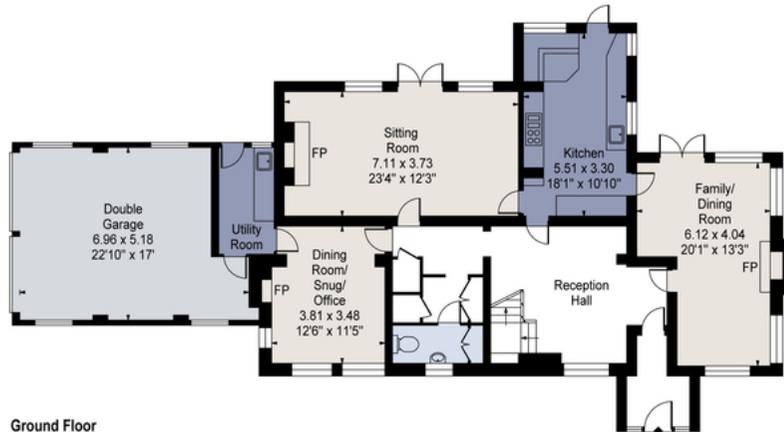
**Longdyke,
Merrow Lane,
Guildford**

Gross internal area (approx.)
Total = 321 sq.m (3454 sq.ft)
Main House = 275 sq.m (2964 sq.ft)
Outbuilding = 46 sq.m (490 sq.ft)

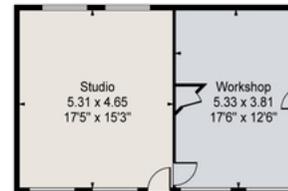
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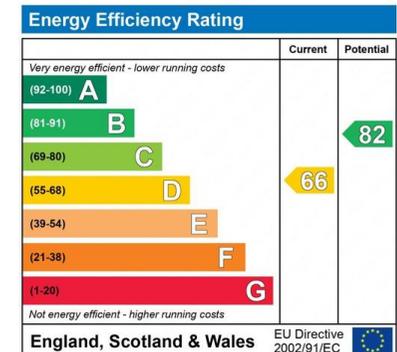
Note - Outbuilding Not Shown In
Actual Location / Orientation



Ground Floor



First Floor



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