



Tretower House, Merrow Street, Guildford

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**STRUTT  
& PARKER**

BNP PARIBAS GROUP



# Tretower House, Merrow Street, Guildford, Surrey, GU4 7AT

A handsome five bedroom period property in the desirable village of Merrow.

Guildford station (London Waterloo 33 mins)  
3.3 miles, M25 (J10) 8.5 miles, London Gatwick  
Airport 23.4 miles, Central London 31.5 miles

Kitchen/family room | Reception room | Utility  
room | Study | 5 Double bedrooms | 3 Bath/  
shower rooms | Garden | Garage parking

EPC Rating C

## The property

Tretower House combines traditional character and charm with a modern contemporary finish in a prime location.

Tretower House has undergone an extensive “back to brick” refurbishment, resulting in a high specification interior while preserving its timeless charm. Its 2,776 square feet of light filled accommodation includes a spacious reception hallway, an open plan kitchen/breakfast room featuring bespoke cabinetry by Crouch Design, a separate utility room, a dining hall, an impressive drawing room, a family room and a private study.

On the first floor are five generously sized bedrooms, including a principal bedroom suite with a dressing room fitted with wardrobes and an elegant ensuite bathroom. A second ensuite bedroom and a stylish family bathroom serve the additional bedrooms, all finished with immaculate tiling and vanity units.

## Outside

A driveway leads to the house and its generous outbuilding, offering ample parking including a garage and additional flexible rooms. Level land encircles the property, with a Victorian tiled front terrace.

## Location

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.







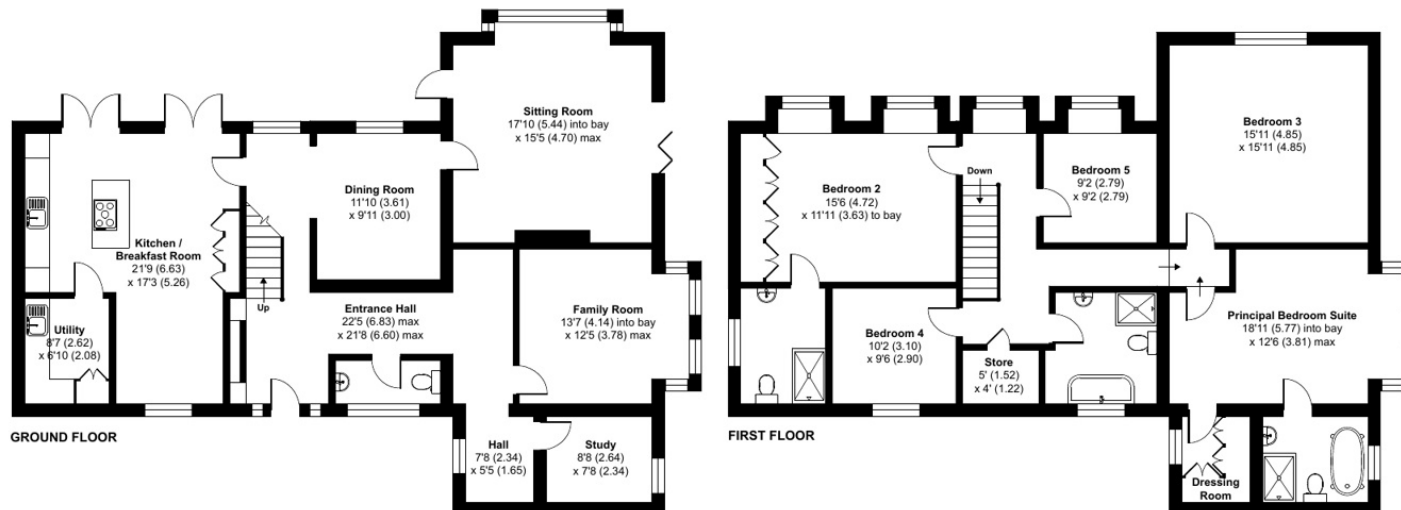
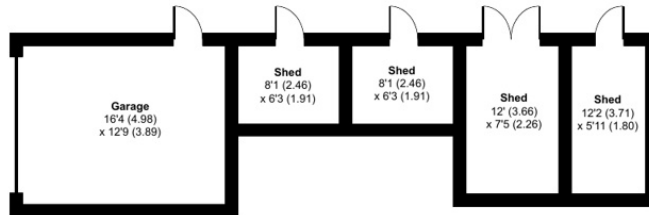
## Merrow Street, GU4

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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024.



### Directions

From Strutt & Parker's Guildford office, head north-east on the High Street towards Alexandra Terrace, taking the second exit at the roundabout and following Epsom Road (A246) for 1.8 miles before turning left onto Merrow Street, where the property will be on the left

### General

**Local Authority:** Guildford Borough Council

**Services:** Mains water, electricity and drainage.

**Mobile Coverage/Broadband:** Information can be found here <https://checker.ofcom.org.uk/engb/mobile-coverage>

**Council Tax:** Band G

**Tenure:** Freehold

**Guide Price:** £1,725,000

### South East New Homes

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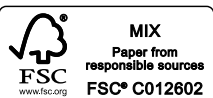
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