

**FREEHOLD DEVELOPMENT OPPORTUNITY  
COMPRISING A DETACHED HOUSE  
(SUBJECT TO OBTAINING THE REQUISITE CONSENTS/APPROVALS)**

**FOR SALE**

*2,691 sq ft (250 sq m) - on a site of 1.35 acres approx.*



**‘DELLWOOD’ • BEECHWAY • MERROW • GUILDFORD • SURREY • GU1 2TA**

**LOCATION:**

The subject property is situated on the outskirts of Guildford, just North of the Epsom Road close to St Thomas of Canterbury School in an area that comprises low density housing for the most part. Neighbourhood shopping facilities are also available in Collingwood Avenue whilst additional shops are located on the main neighbourhood parade on the Epsom Road. Road connections are good with the A3 (London to Portsmouth Road) close by providing access to London and Portsmouth respectively whilst the towns of Dorking, Leatherhead, Godalming and Woking close by providing an assortment of facilities and amenities. Guildford Town Centre is approximately 2 ½ miles distant and provides an assortment of shops and facilities. The nearest railway station is London Road which is some 2 miles distant and provides a commuter service to the main Guildford station whereupon regular services to London (Waterloo) are provided with a journey time of approximately 35 minutes.

**LOCATION *ctd*:**

Guildford offers exceptionally good shopping facilities including covered shopping precincts, specialist shops, department stores and retail warehouses including Ladymead Retail Park whilst leisure facilities are close by including Spectrum Leisure Centre, G-Live together with numerous golf courses and country clubs. There are also good educational facilities in the immediate area both State funded and Private including Cranleigh School at Cranleigh, Charterhouse at Godalming and the Royal Grammar School in central Guildford. Schools close to the subject property include George Abbot, Merrow Infant School, Bushy Hill Junior School, St Peter’s Catholic School, St Thomas of Canterbury Primary School and Boxgrove Primary School..

**DESCRIPTION:**

The property comprises a detached house arranged over ground and first floors which has laid vacant for many years, it is however in a poor state of repair having suffered flood damage and requires substantial upgrading if the intention is to retain the existing structure.

It nonetheless comprises a detached two storey dwelling house built of painted brick elevations relieved by metal framed ‘crittal’ windows, all under a hipped, pitched and tiled roof. The property has been extended to the rear by means of a single storey felt flat roof extension to provide an additional ground floor reception room and is set in grounds extending to approximately 1.30 acres. We would estimate the property was built probably during the 1960s having been altered over recent years.

It should also be noted that the site embraces a discussed quarry which may impact on any proposed development of the site ( see comments below under Town & County Planning ).

**ACCOMMODATION:** *(floor areas are approx.)*

We have not carried out an internal inspection of the property and hence have not been able to undertake any on-site measurements but based on ‘Promap’ and associated plans, we have calculated that the approximate floor area of the property is 250 sq m (2,691 sq ft) ignoring outbuildings arranged as follows:



**Gascoignes • 2 Gillingham House • Pannells Court • Guildford • Surrey GU1 4EU**

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**Ground Floor:**

**Entrance porch with opening into:-**

**Entrance Hall**

**Sitting Room**

**Front Lounge**

**Dining Room**

**Study**

**Family Room**

**Downstairs Cloakroom**

**Kitchen/Breakfast Room**

**Utility Room**

**First Floor:**

**Staircase from Entrance Hall to First Floor landing:-**

**Bedroom 1**

**En-suite Bathroom**

**Bedroom 2**

**Bedroom 3**

**Bedroom 4**

**Bedroom 5**

**Family Bathroom**

**OUTSIDE:**

Attached Double Garage, lean-to Greenhouse and large Timber Garden Shed

**GARDENS:**

A tarmac driveway leads off Beechway via a gate and a sweeping drive leads up to the house being flanked on one side by an area laid to lawn. The main feature of the garden is the former quarry which has been designed as an Italian style garden with three ponds.

**TERMS:**

The property is for Sale with full vacant possession.

**PRICE:**

Unconditional offers are being sought for the Freehold interest.

**VAT:**

The premises are/ not elected for VAT.

**LEGAL COSTS:**

Each party to bear their own Professional and Legal costs.

**VIEWING:**

Strictly by prior appointment through the **Sole Agents:**



Rod Walmsley  
*rod@gascoignes.com*

Andrew Russell  
*andy@gascoignes.com*

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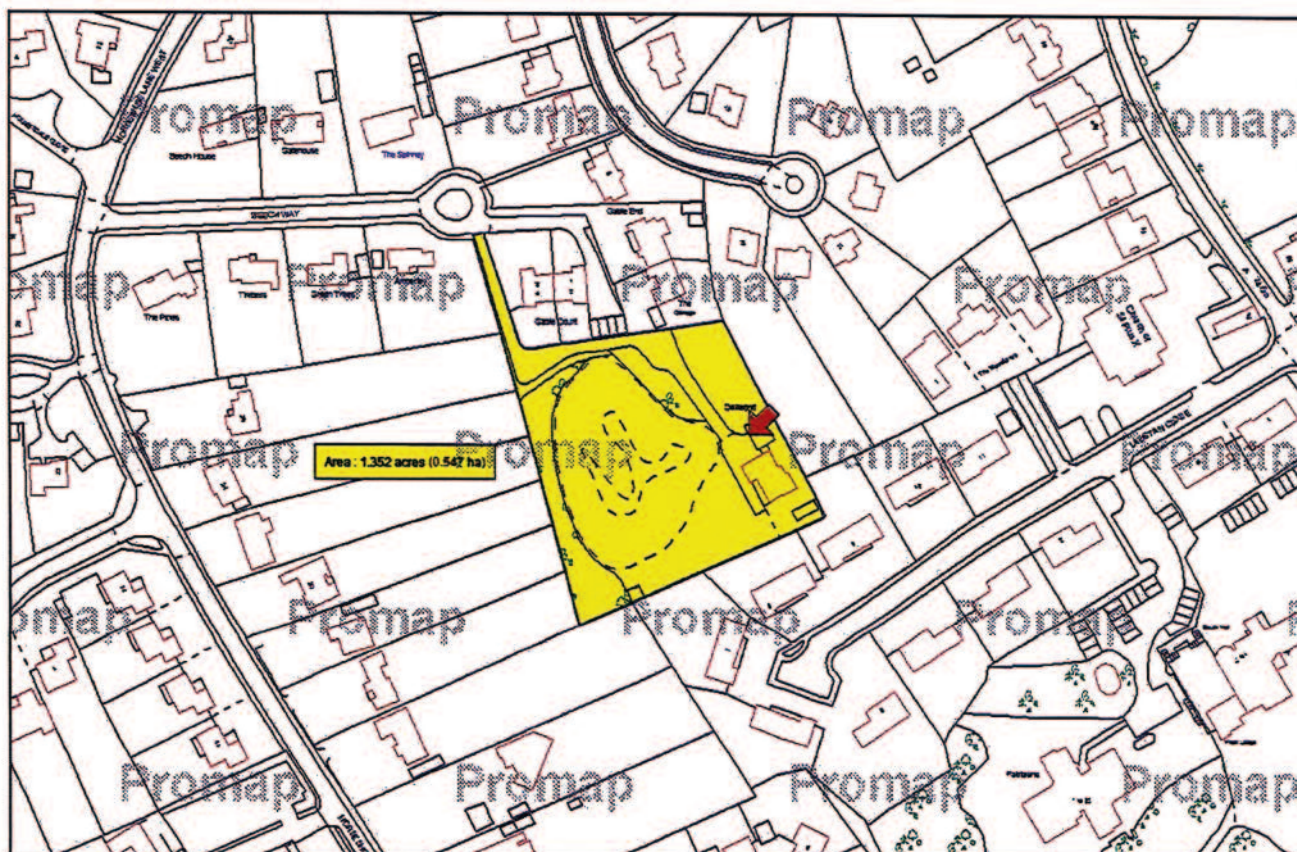
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