

# Pewleys.



## 11 Ashcroft | Shalford | Guildford | GU4 8JT

In a quiet no through road just a short walk from Shalford common and only 0.25 miles from Shalford's popular village centre and station, this detached single storey property is well presented throughout and provides generous accommodation in addition to a delightful sunny garden.

- Well presented throughout
- 3 bedrooms & 21'4ft dining/garden room
- Spacious 18'5ft x 15'9ft sitting room
- Landscaped south facing garden & garage
- Short walk to village centre & station



## Property Description

Approached via a private driveway with generous parking and benefitting from a detached garage, the property provides well proportioned accommodation with 3 bedrooms in addition to the spacious living accommodation.

Entering the property you walk into a covered front porch and then into the hallway which leads to the large sitting room. Glass sliding doors open from the sitting room into the fabulous dining/garden room which measures approximately 21'4ft in length. This room enjoys a wonderful outlook over the charming well maintained south facing garden and has French doors leading onto a side terrace. Both the sitting room and garden room provide access to the well fitted kitchen.

There are 3 bedrooms, two of which benefit from built in wardrobes, a family bathroom and a separate cloakroom. A number of the properties in the road have been enlarged and we believe that scope exists, subject to normal planning permission, to extend the property.

The delightful landscaped gardens are a particular feature of the property. They provide a private and peaceful setting with an abundance of mature plants and trees. There is a patio area to the side of the house with a walk way to a terrace that is ideal for entertaining which enjoys the evening sun. From the front garden there is access via the driveway to the rear garden and to the garage which has an electricity source.

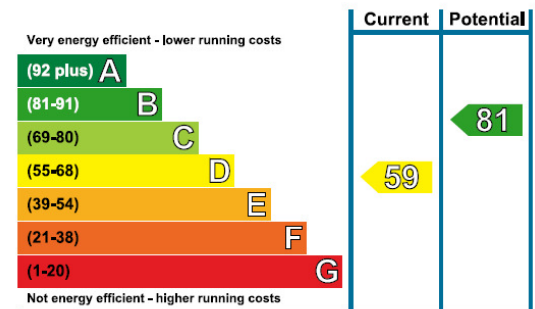


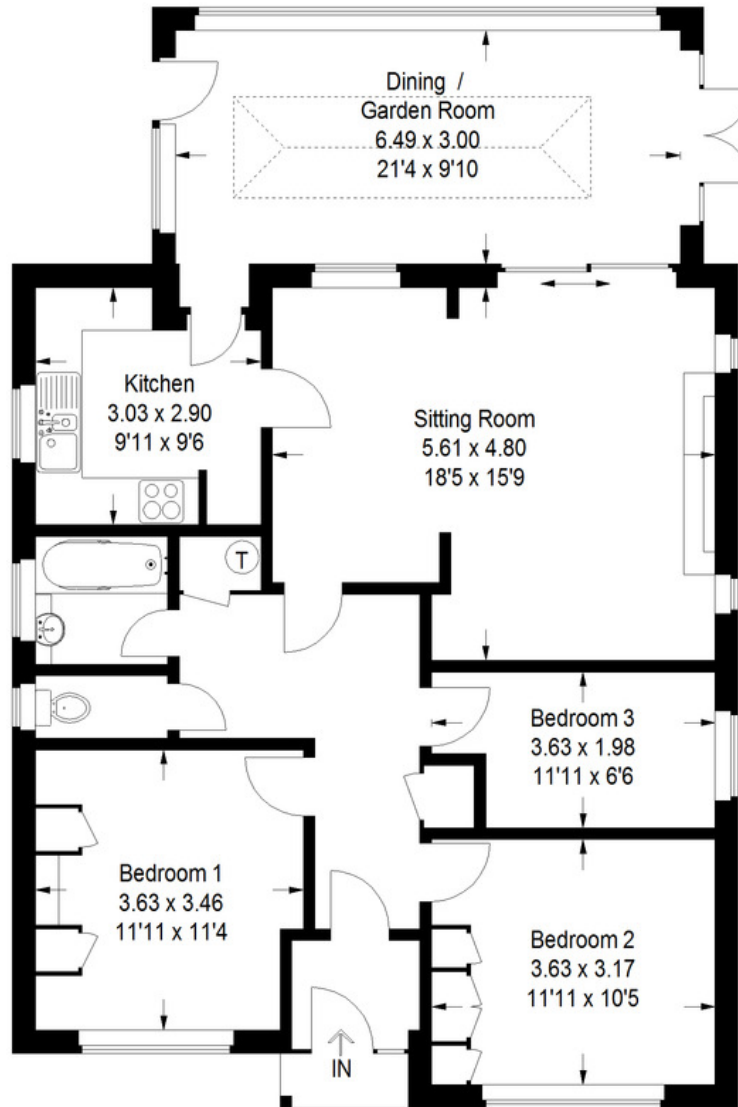


The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, three pubs, coffee shop, tennis and cricket club. There is an excellent selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities.

Guildford approximately two miles away provides an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford main-line station provides a fast and regular service to London Waterloo in approximately 35 minutes. The area is well served by a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.

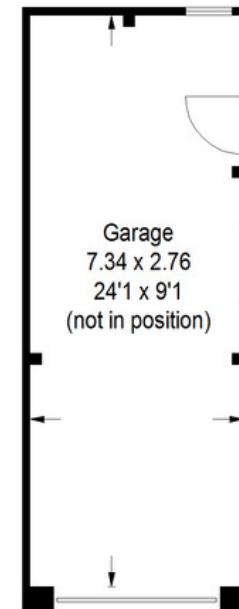
### Energy Efficiency Rating





## Ashcroft, Shalford

Approximate Gross Internal Area :  
 House = 108.6 sq m / 1168 sq ft  
 Garage = 20.2 sq m / 217 sq ft  
 Total = 128.8 sq m / 1385 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

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