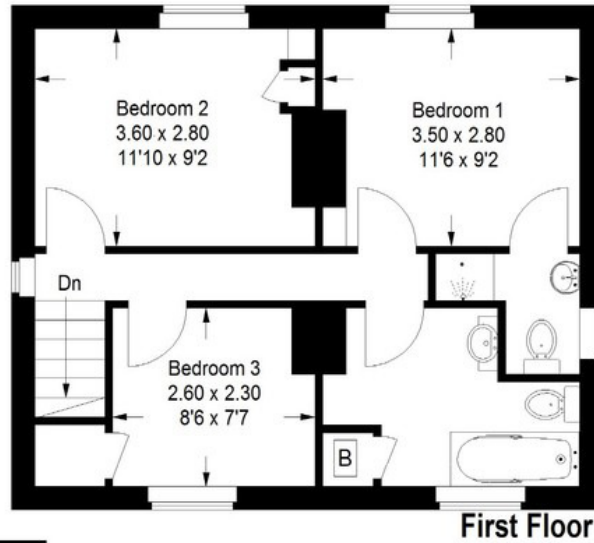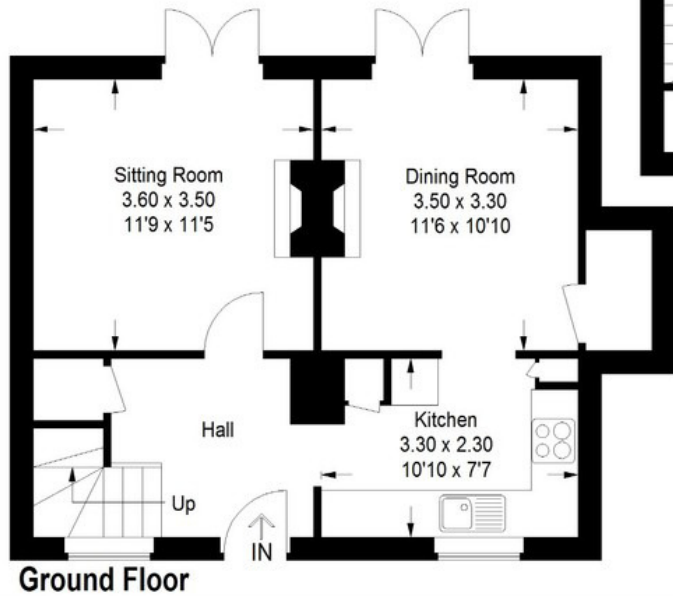## The White House | Station Row | Shalford | Guildford | GU4 8BY

Tucked away in the heart of Shalford village, a cosy detached 3 bedroom cottage with two reception rooms and upstairs bathroom close to all local amenities and just a short walk from the village station.

- Detached 3 bedroom cottage
- 2 reception rooms with fireplaces
- Tucked away in the heart of Shalford
- Small south facing courtyard garden
- Approximately 1.25 miles from Guildford

The White House

Approximate Gross Internal Area
Ground Floor = 41.1 sq m / 442 sq ft
First Floor = 38.8 sq m / 418 sq ft
Total = 79.9 sq m / 860 sq ft

First Floor

Bedroom 2
3.60 x 2.80
11'10 x 9'2

Bedroom 1
3.50 x 2.80
11'6 x 9'2

Dn

Bedroom 3
2.60 x 2.30
8'6 x 7'7

B

Ground Floor

Sitting Room
3.60 x 3.50
11'9 x 11'5

Dining Room
3.50 x 3.30
11'6 x 10'10

Hall

Up

Kitchen
3.30 x 2.30
10'10 x 7'7

IN

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.

N

Property Description

The White House is a totally unique 3 bedroom detached cottage in a similarly unique location. The property is tucked away behind a small green, within the heart of Shalford village, close to shops, school, station and some beautiful river and meadow walks. The inviting entrance hall leads to the sitting room which has French doors opening out to the small cottage garden. The kitchen opens into a separate dining room which also has French doors leading to the courtyard garden. In all a charming cottage that would provide a private base within the village yet within 1.25 miles of Guildford's cobble and historical high street.

Shalford village provides many amenities including a selection of shops, a popular cafe, pharmacy, train station, frequent bus routes and an excellent village school and pre-school. Surrounding the area is wonderful open countryside and the Surrey Hills are an Area of Outstanding Natural Beauty. The A3 is easily reached for the wider motorway network and Guildford has 2 train stations for fast and regular services to London Waterloo in approximately 35 minutes. There are numerous schools in the area, including both private and state.

NB: Included within the property is the footpath

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