

Pewleys.



9 Oakford Mews | Station Road | Shalford | Guildford | GU4 8HU

A quite exceptional 3-bedroom mid-terrace house, immaculately presented throughout and situated in the centre of Shalford and only about 1.5 miles from Guildford. No onward chain.

- Central village location
- 3 bedrooms, 1 with en suite shower
- Stunning living room and garden
- Exceptional quality throughout
- 2 private parking spaces



Property Description

Oakford Mews is an exclusive collection of 12 high-quality homes in a discreet enclave away from the main roads. Built to a very high standard about 5 years ago, the property has been superbly maintained and enhanced by our clients. There are many high-quality specification items including a fully fitted contemporary designer kitchen with a comprehensive bespoke range of floor and wall cupboards featuring composite stone worktops and incorporating soft-close doors and drawers, together with pelmet lighting. Appliances are provided in a silver glass finish by 'Smeg' and 'Bosch' comprising a five-ring gas hob, built-in single multifunction pyrolytic oven, separate combination microwave oven and a stainless steel and glass chimney extractor hood. Integrated appliances include a fridge/freezer, dishwasher and washer/dryer by 'Smeg'.

The large living room has feature glazed doors opening onto the quite delightful garden which has been landscaped to a very high standard with many mature shrubs and includes a summer house and concealed bin store area and rear access. The property also benefits from solar panning and the balance of an NHBC warranty.



The bathroom, en suite and cloakroom are equipped with contemporary 'Roca' sanitaryware in white with stylish chrome fittings by 'Hansgrohe'. The bathroom includes a 'Hansgrohe' thermostatic 'Raindance' shower over the bath with a 'Roman' clear glass screen. Vanity units by 'Roca' are provided to the bathroom and en suite, both of which are fully tiled with porcelain tiles by 'Minoli' and feature a half-height heated mirror.

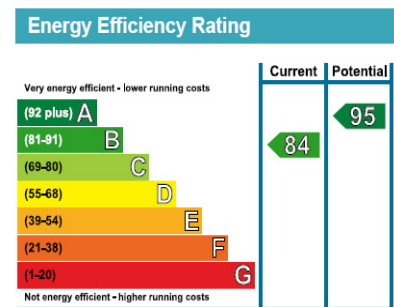


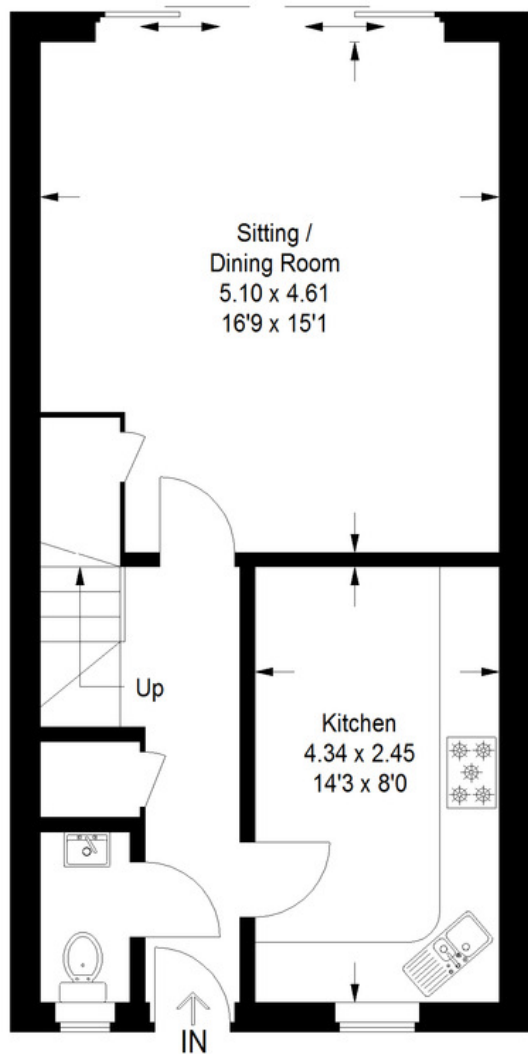
The staircase, leading to the 3 bedrooms and family bathroom (which is accessed from both the landing and bedroom 2) features an oak handrail and balustrade. Full-height sliding mirrored wardrobes are provided to the master bedroom and bedroom 2.

All internal doors are finished in oak with contemporary chrome furniture, with a glazed door from the hallway to the living/dining room and kitchen. The oak-finish front door has a multi-point locking system.

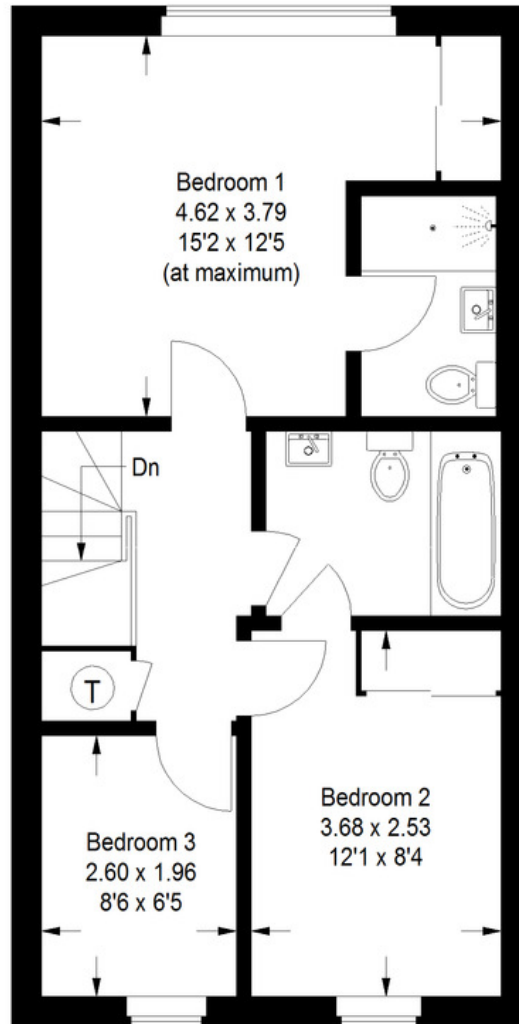
To the front of the house are 2 allocated parking spaces.

Shalford is a most attractive and extremely popular village which provides many amenities including a selection of shops, a 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.





Ground Floor

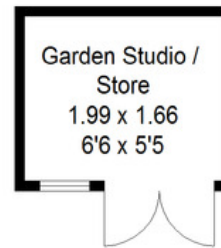


First Floor

**Oakford Mews,
Station Road,
Shalford**



Approximate Gross Internal Area
 Ground Floor = 45 sq m / 484 sq ft
 First Floor = 44 sq m / 474 sq ft
 Total = 89 sq m / 958 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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