

Pewleys.



11 Shalford Road | Guildford | GU4 8BL

Enjoying an elevated position overlooking playing fields just $\frac{3}{4}$ of a mile south of Guildford high street, a warm and inviting 4 bedroom, 3 reception room family home of immense character with own garage and generous parking space.

- Detached family home with great character
- 4 bedrooms, 3 reception rooms over 3 floors
- Charming 95 ft mature rear garden
- Own garage & wide front parking bay
- Walking distance of Guildford & Shalford stations



Property Description

Set high up from the A281 with views over playing fields, this character 4 bedroom family home benefits from a large rear garden, own garage and wide parking space to the front. Forming part of a small elevated lane of similar older style detached properties, many of which having already been extended, we do feel that this property would justify enlargement, should one wish, stpp.

From the moment one enters the entrance hall the true character is apparent with the current vendors having painstakingly stripped all the woodwork back to its natural finish. The living room is generous in size with an original open fireplace and a door leading out and overlooking the mature landscaped rear garden. The dining room has an attractive wide bow window affording views over playing fields. The kitchen, which has been well fitted with a range cooker and a character deep butler sink, opens up into the conservatory which in turn opens out to and has a lovely outlook over the garden.

On the first floor, there are 3 bedrooms, a family bathroom and a further staircase leading up to bedroom 4 which is double aspect and enjoys lovely views to both the front and rear. The gardens are a main feature of this lovely home and we must emphasise the importance of viewing internally to appreciate the green external outlook and great privacy offered from within.

Guildford with its famous cobbled High Street and Castle provides an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants, including the Yvonne Arnaud Theatre, cinema complex, G Live, Surrey Sports

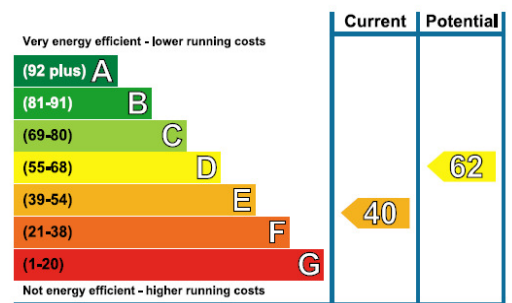




Park, Spectrum Leisure Centre and Lido. Easily reached are some wonderful golf courses and several race courses.


There are 2 stations in Guildford and from the main station there is a regular and fast service to London Waterloo, taking approximately 37 minutes. The easily reached A3 provides access to the M25 in about 10 minutes and also to the wider motorway network. London, the south coast, Heathrow and Gatwick airports are all within an hour's drive. Guildford and the delightful surrounding villages are all within some of the most beautiful countryside as an Area of Outstanding Natural Beauty which provides many miles of lovely walks and opportunities for both horse riding and cycling.

Energy Efficiency Rating

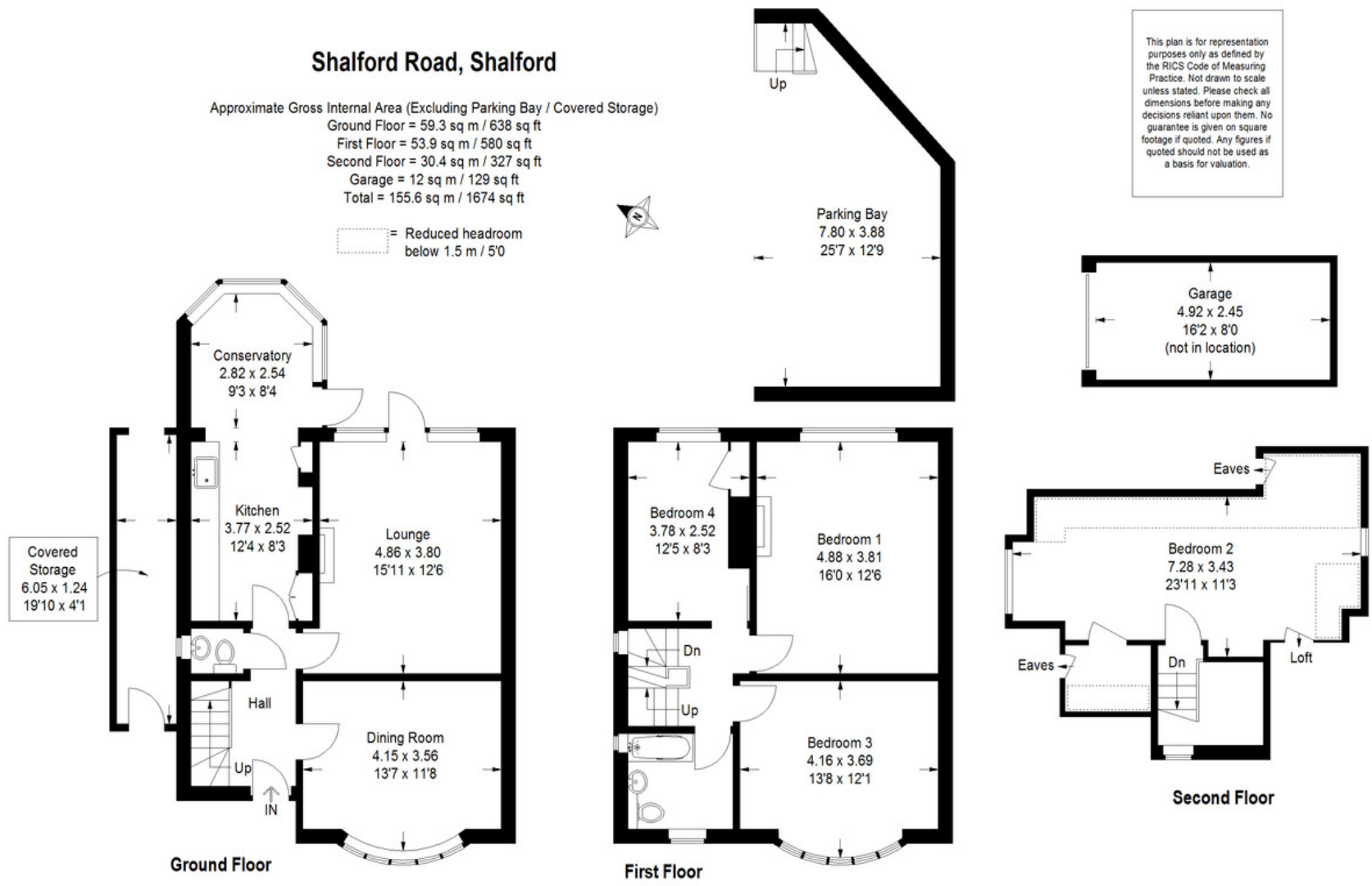


Shalford Road, Shalford

Approximate Gross Internal Area (Excluding Parking Bay / Covered Storage)
 Ground Floor = 59.3 sq m / 638 sq ft
 First Floor = 53.9 sq m / 580 sq ft
 Second Floor = 30.4 sq m / 327 sq ft
 Garage = 12 sq m / 129 sq ft
 Total = 155.6 sq m / 1674 sq ft

 = Reduced headroom below 1.5 m / 5'0"

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.



Richmond House, Station Row,
 Shalford, Guildford, Surrey, GU4
 8BY

www.pewleys.co.uk
 01483 304344
info@pewleys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

