

# Pewleys.



## Allen Cottage | 5 Station Row | Shalford | Guildford | GU4 8BY

A truly dramatic blend of period and contemporary design can be found within this completely unique cottage which has been the subject of considerable alteration and enlargement. Surprisingly spacious throughout the property provides open plan living space yet still retains a cosy cottage sitting room with fireplace.

- Stunning blend of period & contemporary design
- Open plan 25'7ft kitchen dining room
- 3 double bedrooms & family bathroom
- Pretty garden & substantial detached studio
- Just over a mile from Guildford high street



## Property Description

One of the most stunning, extended period properties we have brought to the market in recent years. Having been cleverly extended and altered by the current owners, the property now combines an extraordinary blend of both contemporary and period features.

The magnificent 25'7ft x 17'9ft open plan kitchen-dining-family room has been beautifully fitted with under floor heating, a large central island, breakfast bar, lacquered units, Corian work tops, integral fridge freezer, dishwasher and range cooker. Bi-fold doors in the dining area open onto the cottage style gardens with an adjoining patio and substantial detached studio beyond. Additionally, there is a cosy sitting room with an open fireplace to the front of the property, a separate utility room, cloakroom and a downstairs w/c.

On the first floor there are three double bedrooms and a family bathroom. Two of the bedrooms benefit from built in wardrobes and enjoy an outlook across neighbouring village green. The property is extremely well presented throughout having been maintained by our clients and absolutely must be viewed internally to fully appreciate the spaciousness.

Shalford is one of Guildford's most popular villages being only 1.25 miles level walk from its historical cobbled high street. The village itself benefits from an excellent pre and infant school, post office, village shop, train station, chemist, cafe and other amenities, all combining towards a thriving community spirit.





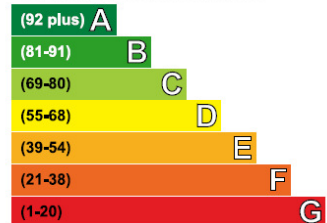
Schools in the area are widely regarded as being of a very high standard including Shalford Infant and Pre School, St Catherine's School for girls in Bramley, Charterhouse in Godalming and RGS, Guildford High & Tormead. Within minutes walk and surrounding the area is some of the most breathtaking countryside with the Surrey Hills being an Area of Outstanding Natural Beauty.

Guildford provides an extensive range of shopping, recreational and leisure facilities in the town and close to its High Street are numerous restaurants, G Live, the Yvonne Arnaud Theatre, cinema complex, castle and a variety of other attractions. There are 2 train stations and the mainline station has regular services to London Waterloo in approximately 35 minutes. The A3 is easily reached for rapid links to the south coast, London and the M25.



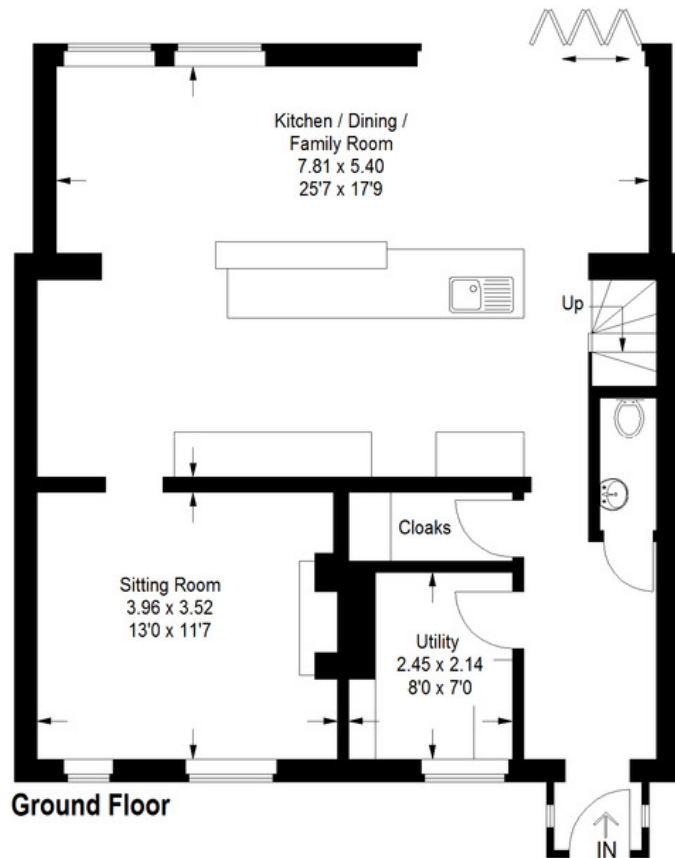
### Energy Efficiency Rating

Very energy efficient - lower running costs



Current	Potential
	85
65	



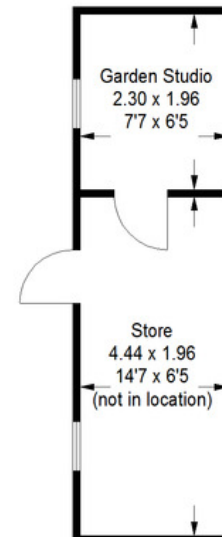
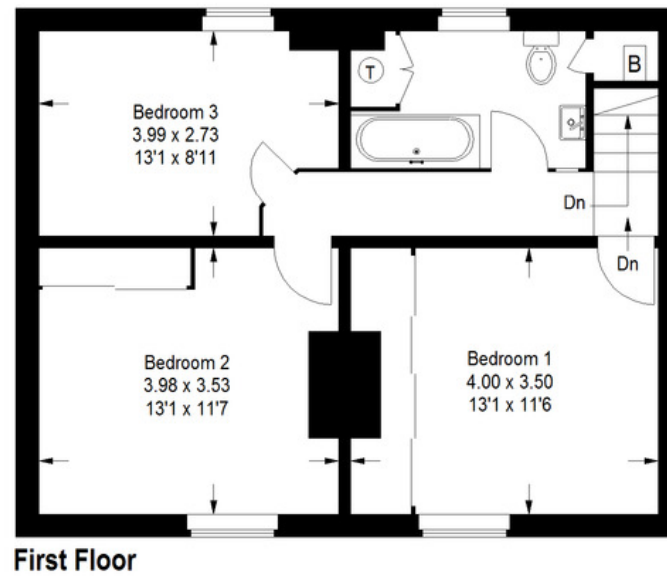


## Station Row, Shalford

Approximate Gross Internal Area  
 Ground Floor = 75.2 sq m / 809 sq ft  
 First Floor = 51.7 sq m / 556 sq ft  
 Outbuilding = 13.4 sq m / 144 sq ft  
 Total = 140.3 sq m / 1509 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.



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

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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 and 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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