

Pewleys.



4 Pound Place | Shalford | Guildford | GU4 8HH

Overlooking Shalford Common, a truly stylish and fully renovated Edwardian semi-detached cottage with generous ground floor accommodation and 2 double bedrooms.

- Light and spacious open plan sitting room
- 2 double bedrooms & upstairs bathroom
- Solid oak floors & wood burning stove
- Beautifully landscaped west facing garden
- Level walk of village station & amenities

Approximate Gross Internal Area
Ground Floor = 40 sq m / 430 sq ft
First Floor = 34 sq m / 366 sq ft
Total = 74 sq m / 796 sq ft

Pound Place, Shalford

Property Description

This truly delightful semi-detached cottage has been sympathetically extended to provide light and spacious accommodation. The dual aspect open plan living area has solid oak floors, wood burning stove, stylish shelving and French doors leading into the rear garden. The kitchen has been well thought out and leads into a sun room providing space for a small table and chairs or an additional seating area. There are French doors that lead into the delightful rear garden. Upstairs there are 2 double bedrooms, a bath/shower room and separate W.C. both of which have been tastefully refurbished to the highest standard.

Both the front and rear garden have been beautifully landscaped by the current owner and from the patio area at the back of the house there is a winding path which is bordered by well stocked and colourful flower beds. Additionally, there is a kitchen garden, greenhouse, storage shed and delightful summer house which could be utilised as a home office.

The property is situated in a quiet lane, overlooking the village green and is within level walking distance of the Post Office, village store, station, bus routes and infant school. Guildford provides a far wider range of amenities with its famous cobbled High Street, popular leisure and recreational facilities, easy access to the A3 and station for London Waterloo c35 minutes.

Pewleys.

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 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



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.

