

Pewleys.



5 Tillingbourne Road | Shalford | Guildford | GU4 8EY

A delightful 3/4 bedroom family home situated in the heart of the popular village of Shalford. The property benefits from a truly stunning open plan kitchen/breakfast/sitting room.

- Spacious kitchen/breakfast/sitting room
- Master bedroom with en suite bathroom & dressing room/bedroom 4
- Delightful rear garden & integrated garage
- Walking distance of village amenities & station
- Close to Guildford & excellent local schools



Property Description

This delightful 3/4 bedroom detached family home is situated on one of the most desirable roads in Shalford.

The spacious accommodation is situated over two floors and comprises a large open plan kitchen/breakfast/sitting room with period style limestone fireplace with gas fire and French doors leading into the sunny rear garden. An archway from the breakfast area opens into the dining room which has a wonderful feature bay window. The entire ground floor area has been refurbished to a very high standard with a remote four channel Lutron lighting system, hidden AV wiring and artificial flame lights in the living area.

The well designed kitchen, with generous storage and handy larder, has under floor heating, a Rangemaster Toledo 5 burner range cooker with double oven, grill and plate warmer, integrated Neff dishwasher and large American style fridge freezer, black granite work surfaces and LED plinth lighting. Additionally, there is a large utility room with butler sink and further storage.

On the first floor, there is a spacious master bedroom which has a dressing/bedroom 4 and an en suite bathroom with Jacuzzi corner bath, 2 further bedrooms and family shower room. Both the bathroom and shower room have been refurbished to a high standard. One of the bedrooms is currently being used as a study and if desired, the dressing room could be reinstated as bedroom 4.

Outside the sunny rear garden is a wonderful feature with Horsham stone patio, ideal for summer



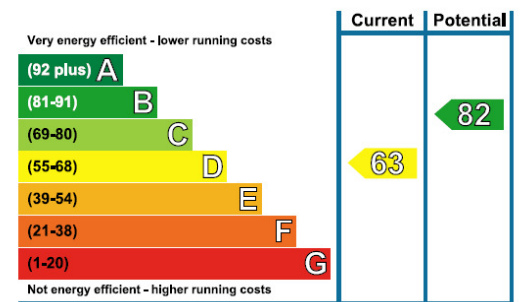


entertaining, flower beds stocked with mature plants, shrubs and trees, including a stunning eucalyptus. Additionally, there is a large garden shed and summerhouse. To the front of the property there is a gravelled area with parking for two cars and garage.

Shalford has excellent facilities including the highly regarded Shalford Infant School, village shop, post office, coffee shop, chemist, dry cleaners and vets. Shalford station is within walking distance and there are regular bus routes into Guildford.

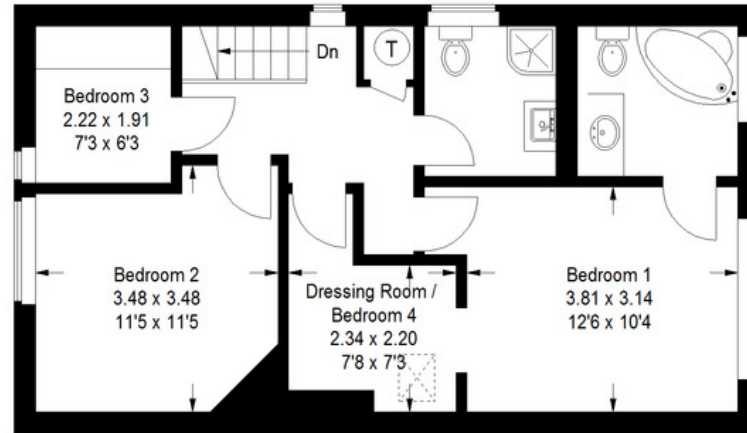
Guildford provides an extensive range of shopping, recreational and leisure facilities in the town and close to its High Street are numerous restaurants, G Live, the Yvonne Arnaud Theatre, cinema complex, castle and a variety of other attractions. There are 2 train stations and the mainline station has 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

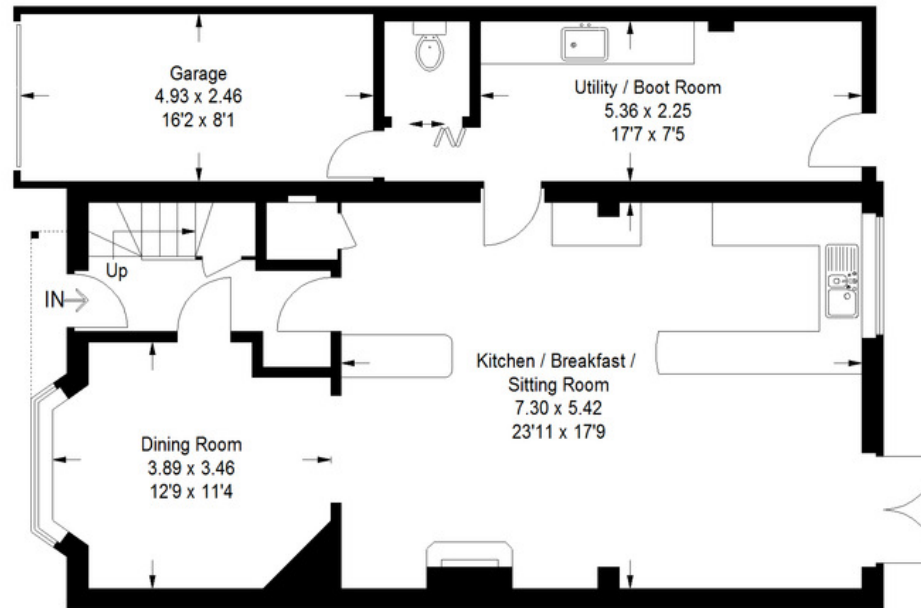


**Tillingbourne Road,
Shalford**

Approximate Gross Internal Area
Ground Floor = 90.3 sq m / 972 sq ft
(Including Garage)
First Floor = 53.2 sq m / 573 sq ft
Total = 143.5 sq m / 1545 sq ft



First Floor



Ground Floor

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 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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