

# Pewleys.

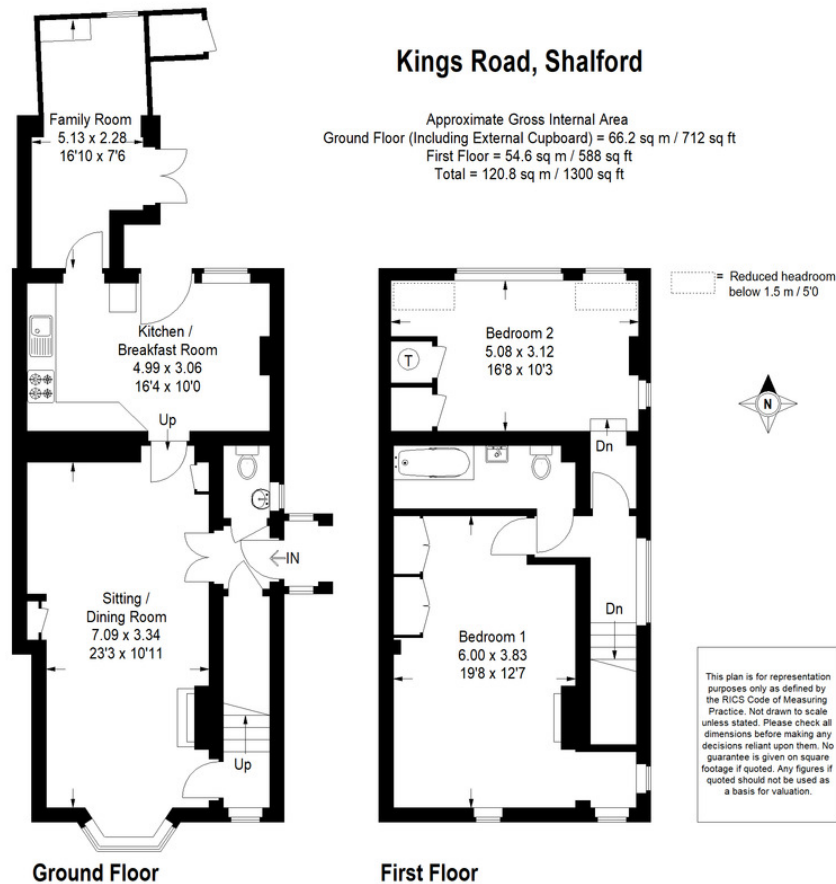


## Maytree Cottage | 26 Kings Road | Shalford | GU4 8JU

A spacious two bedroom cottage situated in a prime position opposite the village green and pond in Shalford with off-street parking and potential to extend, subject to planning permission.

- Character 2 bedroom cottage, upstairs bathroom
- Generous sitting/dining room
- Driveway parking
- Opposite Shalford Common
- Close to all amenities
- No onward chain





## Property Description

The property offers spacious accommodation over two levels and comprises sitting/dining room, family room and kitchen/breakfast room downstairs and two generous bedrooms and a bathroom upstairs. Outside to the rear there is a paved patio area and a pretty cottage garden, laid mainly to lawn, with mature trees and shrubs. To the front, there is a driveway offering parking for one car. The property still retains some character features but would benefit from some modernisation. It is offered with no ongoing chain and an early viewing is highly recommended.

Shalford is a most attractive and extremely popular village with a range of local shops, cafe, station, village green and local school all within a short level walk. Guildford is a mere 1½ miles away, providing fast rail links to London Waterloo in approximately 37 minutes and easy access to the A3 for both London and the south coast. Guildford and the delightful surrounding villages are all within some of the most beautiful countryside which provides many miles of lovely walks and opportunities for both horse riding and cycling.



**Pewleys.**

[www.pewleys.co.uk](http://www.pewleys.co.uk)

01483 304344

[info@pewleys.co.uk](mailto:info@pewleys.co.uk)

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