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

Kings Road, Shalford Family Room 5.13 x 2.28 Approximate Gross Internal Area Ground Floor (Including External Cupboard) = 66.2 sq m / 712 sq ft 16'10 x 7'6 First Floor = 54.6 sq m / 588 sq ft Total = 120.8 sq m / 1300 sq ft Reduced headroon below 1.5 m / 5'0 Kitchen Breakfast Room 5.08 x 3.12 4.99 x 3.06 16'8 x 10'3 16'4 x 10'0 Dining Room 7.09 x 3.34 Bedroom 1 23'3 x 10'11 6.00 x 3.83 19'8 x 12'7 This plan is for represent purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale inless stated. Please check al uniess 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





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.



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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