

Pewleys.



7 Christmas Hill | Shalford | Guildford | GU4 8HN

A charming, contemporary designed 3 bedroom end terrace period cottage situated in an elevated position overlooking Shalford Common to the front and backing on to fields to the rear.

- Uninterrupted views across Shalford Common
- Contemporary design & tastefully presented throughout
- 3 bedrooms, family bathroom and downstairs wc
- South facing rear garden with 12' x 8' log cabin
- Close to village amenities & transport links



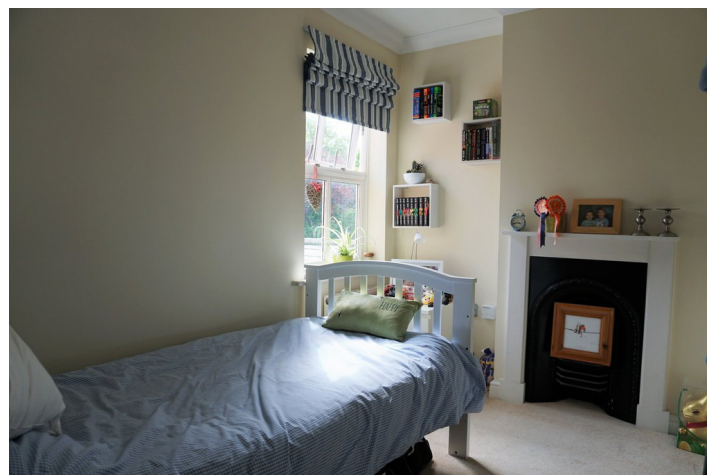
Property Description

Quietly positioned, within a short walk of the village shops, station and school this charming end terrace cottage has been extended and refurbished to create a delightful contemporary home which feels light and spacious and it must be seen internally to appreciate the clever design.

The ground floor provides a well fitted kitchen to the rear of the property with a most attractive outlook in addition to the 24'8 x 11'6 dual aspect sitting/dining room which has a feature fireplace at each end of the room and wood effect flooring throughout. There is also a cloakroom. The kitchen is fitted with white contemporary style units with wooden work surfaces, integrated oven and gas hob with extractor fan above and space for washing machine and dishwasher. There is limestone flooring and attractive French doors lead onto a large patio area. Upstairs, there are three generous bedrooms and a well fitted family bathroom with separate shower. The principal bedroom is fitted with a run of fitted wardrobes and drawers.

Outside and to the front of the property there is private off-road parking for 2 cars whilst a side path provides access to the attractively landscaped south facing rear garden.



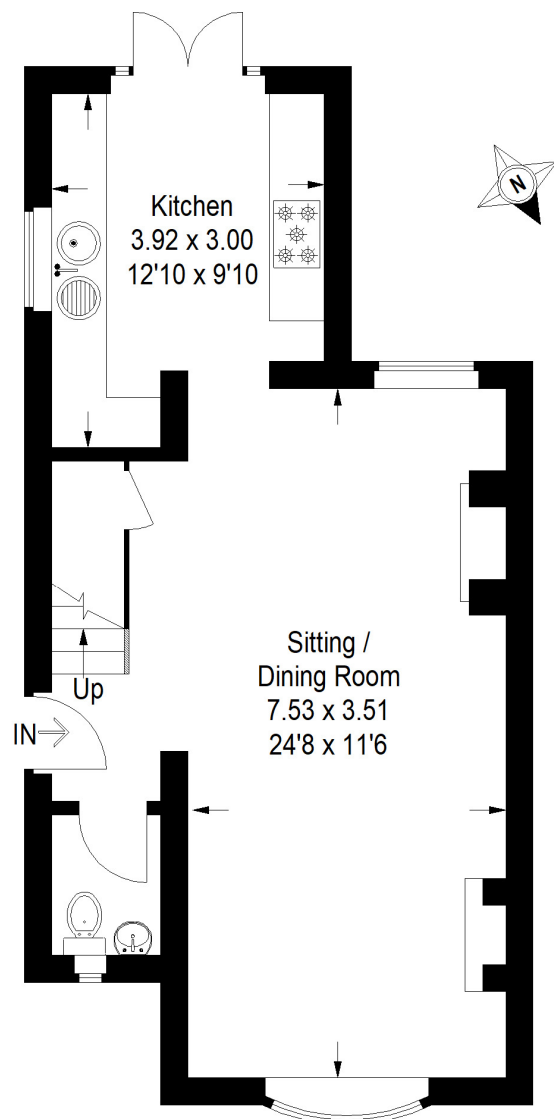


View Across Shalford Common

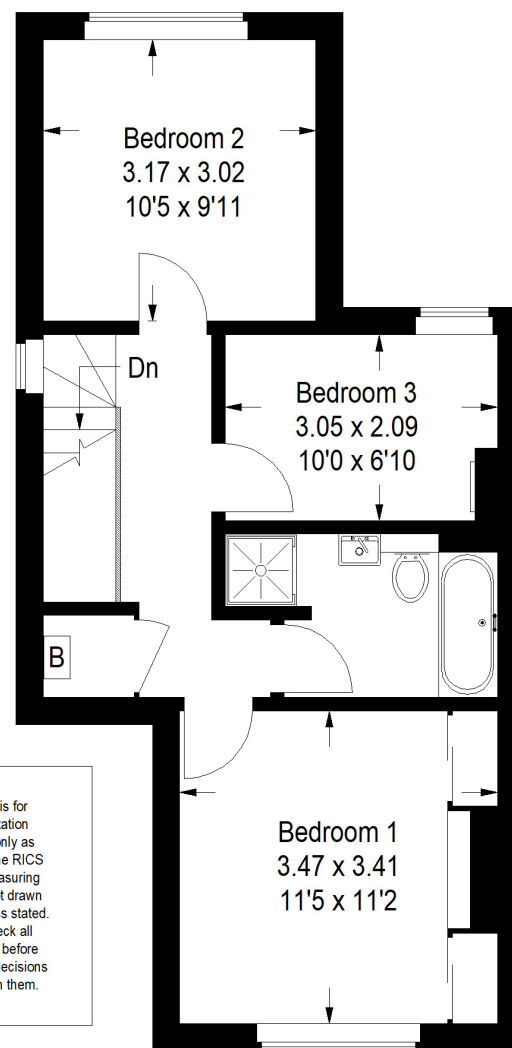
The large terraced area, ideal for entertaining, has steps leading up to an area of lawn which is edged on all sides by beds of mature plants and shrubs. At the end of the garden is an attractive **12' x 8' log cabin which is insulated and has electricity** and is currently being used as a home office. It has an integrated shed to the side.

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. Guildford provides an extensive range of shopping, recreational and leisure facilities. There are 2 train stations and the mainline station has regular services to London Waterloo in c35 minutes. The A3 is easily reached for rapid links to the south coast, London and the M25. Surrounding the area is some of the most breathtaking countryside with the Surrey Hills being an Area of Outstanding Natural Beauty.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor

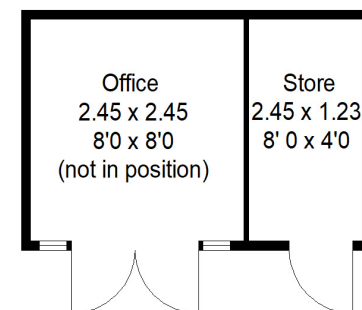


First Floor

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.

Christmas Hill, Shalford

Approximate Gross Internal Area
Ground Floor = 46 sq m / 495 sq ft
First Floor = 42 sq m / 452 sq ft
Total (excluding Office / Store)
= 88 sq m / 947 sq ft



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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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