



HILL CLEMENTS
SALES AND LETTINGS

£1,295,000

The Gables, Stonebridge Fields

Shalford, GU4 8EE

Set back behind Shalford Common and close to miles of lovely walks along the tow path and within a short walk of the village shops, café and restaurant - an extended and recently modernised detached character family house with spacious light and airy accommodation set within a lovely 0.24 acre garden

PROPERTY SUMMARY

The Gables is a very attractive detached family house of character that has been recently completely modernised and offers very light and flexible accommodation, ideal for a family. There are four bedrooms on the first floor, two of which interlink, along with a dressing room and two bathrooms, one of which is en suite. On the ground floor there are four reception areas, a large reception hall, cloakroom, utility and a lovely newly fitted kitchen/dining room. Glazed doors at the rear open to the delightful long garden which backs west and provides a lovely setting for the house, with various defined areas and seating/entertaining areas and a lovely summerhouse. The location is delightful as Stonebridge Fields is set back behind the common and there are lovely walks, literally on the doorstep. These include along the tow path, or through to Dagley Lane and on into Guildford, or across the common to Shalford shops and the station. Guildford is only two miles with its historic High Street, excellent shops, restaurants and bars, and main line station. There are many easily accessed schools nearby, including Shalford Infant School, Tillingbourne Junior School and St Catherine's in Bramley.



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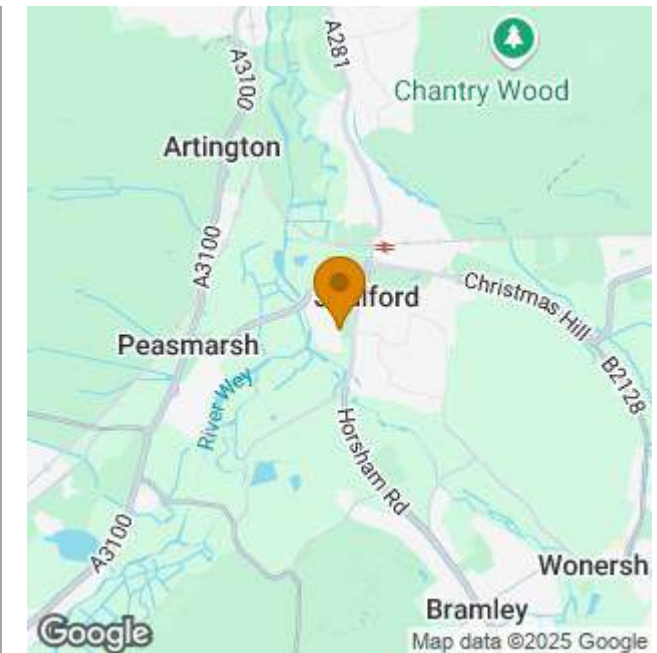
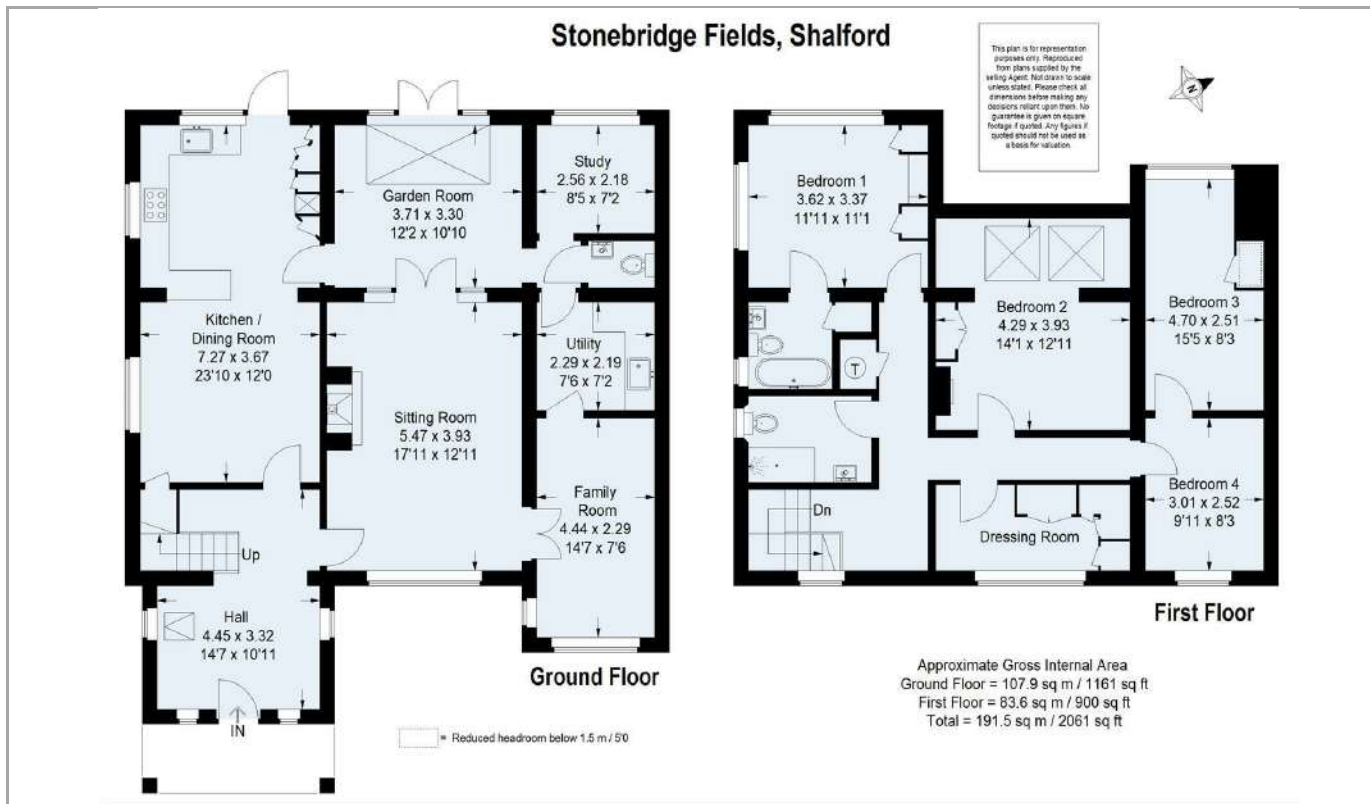
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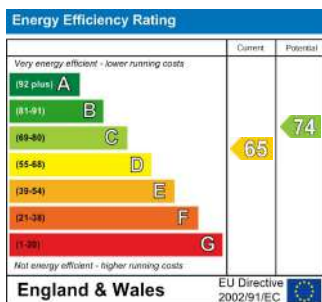






DIRECTIONS

From Guildford's one way system take the A281 Horsham Road to Shalford. Carry on past the church and the Seahorse pub and over the railway bridge, continuing straight on at the roundabout towards Bramley, passing the turning to Peasmarsh and Godalming and take the next turning on the right, after the bus stop, into Stonebridge Wharf. Turn right into Stonebridge Fields, and The Gables is then the fifth house from the end.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements



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