



HILL CLEMENTS
SALES AND LETTINGS

PRICE GUIDE

£1,550,000

7, Shackleford Green

Shackleford, GU8 6EY

A spacious detached family house of 2,434 sq ft plus a detached garage set within a lovely 0.32 acre garden in a private cul de sac in the pretty village of Shackleford

PROPERTY SUMMARY

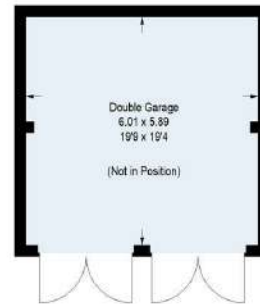
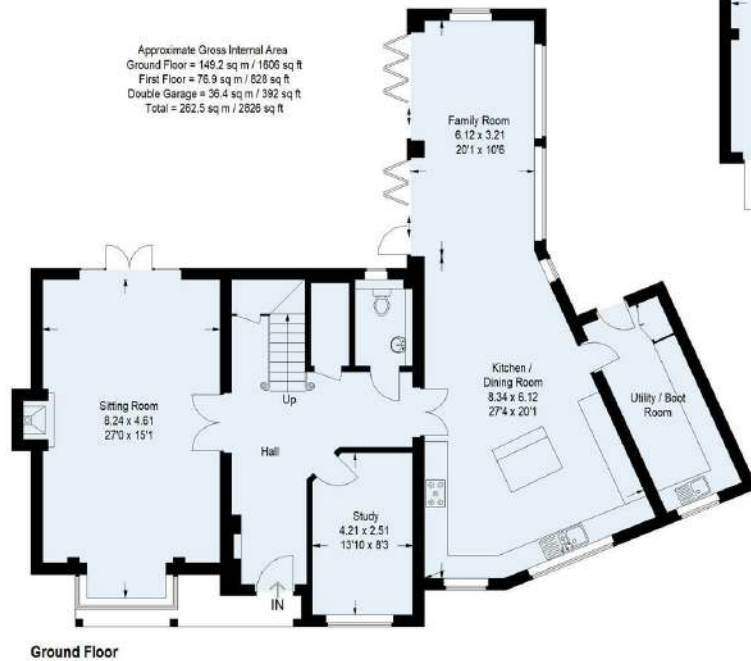
7 Shackleford Green is an attractive light filled detached family house presented in excellent decorative condition, situated in a private cul de sac in the popular village of Shackleford. The village shop, pub and cricket pitch are all close by and the village is surrounded by miles of lovely countryside. Nearby schools include Aldro and a much sought after infant school, both in the village itself, Charterhouse and Priors Field. Downstairs the house comprises a reception hall with cloakroom, a large sitting room, a study and a spectacular 47' kitchen/dining/family room with vaulted ceiling, bi-fold doors to the garden and a utility room off. Upstairs there are four double bedrooms and three bathrooms. Outside there is a driveway with parking for four cars, leading to the double garage and a lovely 0.32 acre with open views.





Shackleford Green, Shackleford

Approximate Gross Internal Area
Ground Floor = 149.2 sq m / 1606 sq ft
First Floor = 76.9 sq m / 828 sq ft
Double Garage = 36.4 sq m / 392 sq ft
Total = 262.5 sq m / 2826 sq ft

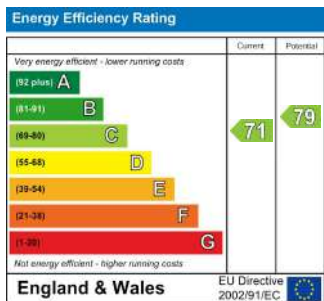


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions related upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



DIRECTIONS

From Guildford take the A3 south and exit at the Hurtmore/Shackleford exit. Turn right at the end of the slip road and carry on under the A3. Then take the second turning on the right, opposite the Church, into Shackleford Lane and take the first turning on the left into Shackleford Green, where number 7 will be found as the third house on the right hand side.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Guildford

COUNCIL TAX BAND
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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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