



11 Shalford Road, Guildford, Surrey, GU4 8BL



# 11 Shalford Road

GUILDFORD, SURREY, GU4 8BL

Set in an elevated position and tucked back from Shalford Road, this charming four-bedroom detached home enjoys stunning views across Shalford Meadows and offers a rare combination of privacy, character, and flexibility — just moments from Guildford town centre, excellent schools, and mainline transport links.

To the front, the property benefits from off-street parking – a rare feature in this location - while a separate garage is located in a nearby block accessed via Tilehouse Road.

Inside, the ground floor features a welcoming entrance hall, a front reception room with a bow window and views across the meadows — ideal as a formal dining room, study or snug — and a spacious rear living room with a cast iron fireplace and views over the garden. The galley-style kitchen includes traditionally styled units, a Belfast sink, tiled flooring, and space for a range-style cooker and other appliances. This leads into a bright conservatory at the rear, offering an inviting dining space with garden views. There is also a downstairs cloakroom for added convenience.

Upstairs, the first-floor has two generous double bedrooms, a single bedroom, and a modern three-piece family bathroom featuring a P-shaped bath with shower, a vanity unit, sleek grey tiles, and a heated towel rail. The second floor offers a spacious double bedroom with eaves storage – perfect as a principal suite or guest room, with potential to add an en-suite (subject to the necessary permissions).

The large rear garden is mainly laid to lawn with a decked area ideal for outdoor entertaining, as well as a greenhouse. There's further scope to extend to the rear (subject to planning consent), and the bottom of the garden provides excellent potential to add a home office or garden studio.

Situated close to Guildford's vibrant town centre, this home is also perfectly positioned for those who enjoy the outdoors, with easy access to riverside walks and the North Downs Way, offering miles of scenic countryside right on your doorstep.

- Detached 4-bedroom home with elevated position and views over Shalford Meadows
- Two reception rooms, including bow window front room and rear lounge with fireplace
- Three floors of accommodation with potential en-suite on top floor (STPP)
- Large rear garden with decking, greenhouse, and space for home office
- Rare off-street parking, plus garage in nearby block (via Tilehouse Road)
- Galley kitchen with Belfast sink, range cooker space, and dining conservatory
- Modern family bathroom with P-shaped bath, vanity unit and grey tiling
- EPC Rating: E

## CG GUILDFORD

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**Local Authority:** Guildford Borough Council Tax Band: E

**Services:** The property benefits from mains water, gas, electricity and drainage















## SITUATION

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafes plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.






## DIRECTIONS

From Guildford town centre, head south along Millbrook (A281), passing the Yvonne Arnaud Theatre on your right. Continue through the traffic lights, staying on the A281 in the direction of Shalford, passing The Weyside Public House. You'll find 11 Shalford Road on the left-hand side, set back from the road in an elevated position, just after Pilgrims Way.

**A charming and rarely available detached home with stunning meadow views, generous living space, just moments from Guildford town centre.**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		62
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



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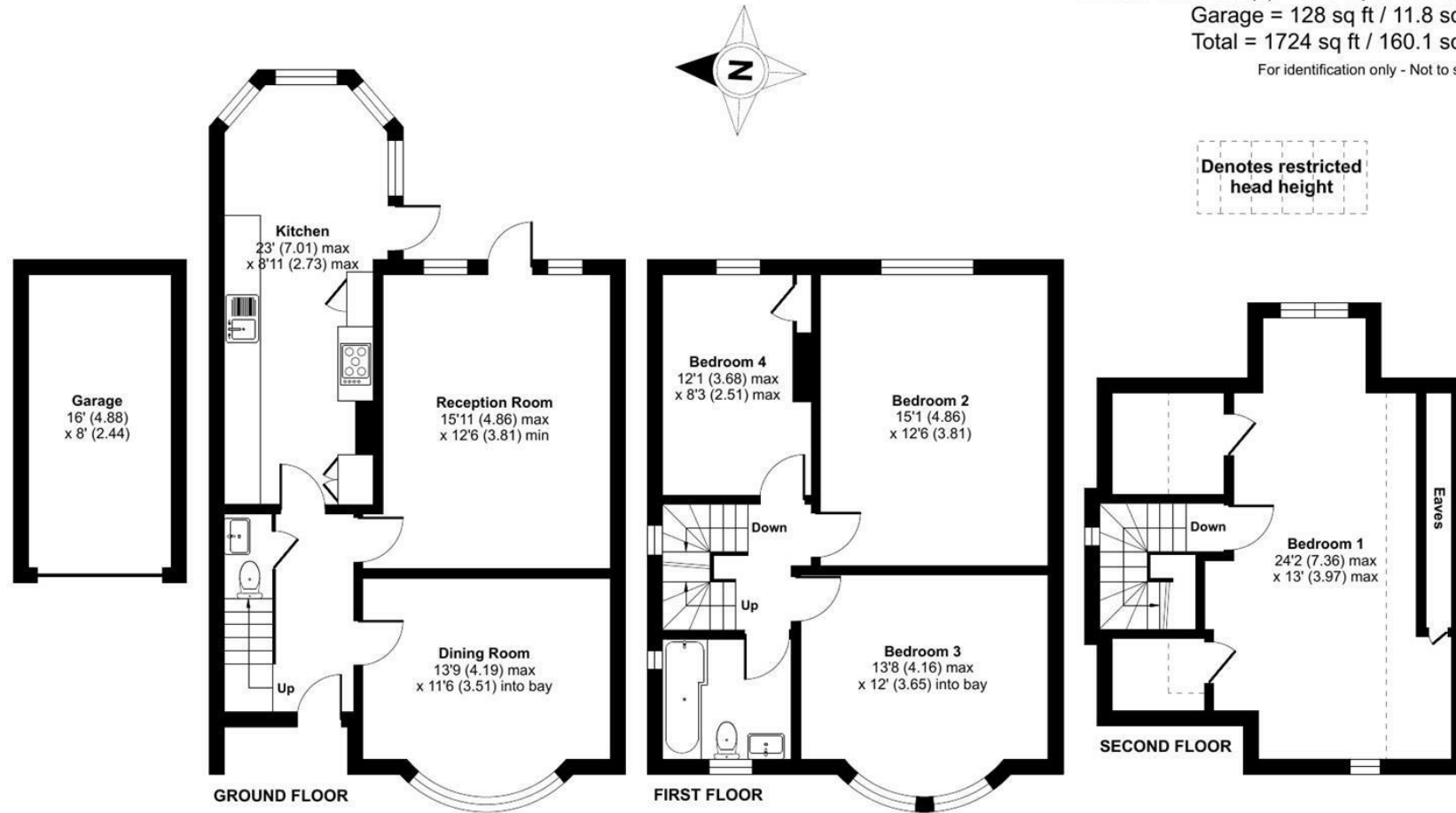
Approximate Area = 1493 sq ft / 138.7 sq m

Limited Use Area(s) = 103 sq ft / 9.5 sq m

Garage = 128 sq ft / 11.8 sq m

Total = 1724 sq ft / 160.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Clarke Gammon. REF: 1303464

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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