



3 Juniper Terrace, The Common, Shalford, Guildford, Surrey, GU4 8BX

CLARKE  GAMMON  
1919



# 3 Juniper Terrace

THE COMMON, SHALFORD, GUILDFORD, SURREY, GU4 8BX

Tucked away in a secluded setting on Shalford Common, this attractive home forms part of a characterful terrace with brick elevations, decorative detailing, and part tile hanging under a slate roof. The accommodation is arranged over three floors and offers a well-balanced blend of character and contemporary living.

On approach, a shingled front garden with pathway leads to the entrance. Inside, the hallway provides access to a downstairs cloakroom, the front reception room, and opens into a spacious kitchen/dining/living area at the rear. Stairs ascend to the upper floors.

The front reception room makes an ideal snug or formal sitting room, featuring a log burner, built-in shelving, and shuttered windows. To the rear, the open-plan kitchen/dining/living space is the heart of the home, with engineered wood flooring throughout and bi-folding doors opening onto the patio. A roof lantern adds natural light. The kitchen is fitted with shaker-style units, white quartz worktops, and a breakfast peninsula. Appliances include an integrated dishwasher, electric oven, gas hob with cooker hood and splashback, and a stainless steel sink with drainer. There's space for a freestanding fridge freezer, and two useful cupboards—one for general storage and the other housing a utility area with space for a washing machine and tumble dryer.

Upstairs on the first floor, there are two well-proportioned double bedrooms, both with shutters, and a smaller single room. The family bathroom is fitted with a modern three-piece suite including a bath with shower over, basin with drawer storage, WC, and a mirrored cupboard above the sink. The top floor is dedicated to the principal bedroom, which benefits from its own en-suite shower room with a three-piece suite. There is direct access to eaves storage from the landing.

The rear garden is low maintenance, laid to lawn with a patio area ideal for outdoor dining, a shed, and rear access.

- Secluded location on Shalford Common with attractive brick and tile-hung exterior
- Cosy front sitting room with log burner
- Shaker-style kitchen with quartz worktops and integrated appliances
- Principal bedroom with en-suite and eaves storage
- Three-storey layout with four bedrooms and two bathrooms
- Open-plan kitchen/dining/living area with bi-fold doors and roof lantern
- Low-maintenance rear garden with patio, lawn, shed, and rear access
- EPC Rating: C

## CG GUILDFORD

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**Local Authority:** Guildford Borough Council - Tax Band D

**Services:** All mains services are connected to this property















## SITUATION

Juniper Terrace is quietly positioned on Shalford Common, offering a peaceful village lifestyle just moments from the vibrant town of Guildford. Shalford itself provides a selection of local amenities including a village shop, café, pub, and train station with direct links to Guildford and London.

Just a short drive or train ride away, Guildford is a thriving market town known for its historic cobbled High Street, excellent shopping—including The Friary and Tunsgate Quarter—independent boutiques, and a wide choice of restaurants, cafés, and bars. The town also boasts highly regarded schools, both state and independent, as well as cultural attractions such as G Live, The Yvonne Arnaud Theatre, and Guildford Castle.

For commuters, Guildford offers fast rail services to London Waterloo and easy access to the A3 and M25. Both London Heathrow and London Gatwick airports are within easy reach, making international travel highly convenient.

The surrounding countryside, including the Surrey Hills Area of Outstanding Natural Beauty, provides endless opportunities for walking, cycling, and outdoor pursuits. A location plan will be available on Rightmove, highlighting Juniper Terrace's unique blend of rural charm and excellent connectivity to Guildford and beyond.





## DIRECTIONS

From Guildford, head south on the A281 towards Shalford. Continue for approximately 1.5 miles, passing the meadows on your right. As you enter Shalford, you'll pass St Mary's Church and The Seahorse public house on your right. Cross over the railway bridge and proceed through the traffic lights. Immediately after, turn right onto Shalford Common, then bear left and follow the track down to Juniper Terrace.

**A beautifully presented four-bedroom home set over three floors in a secluded position on Shalford Common, featuring stylish open-plan living, a low-maintenance garden.**

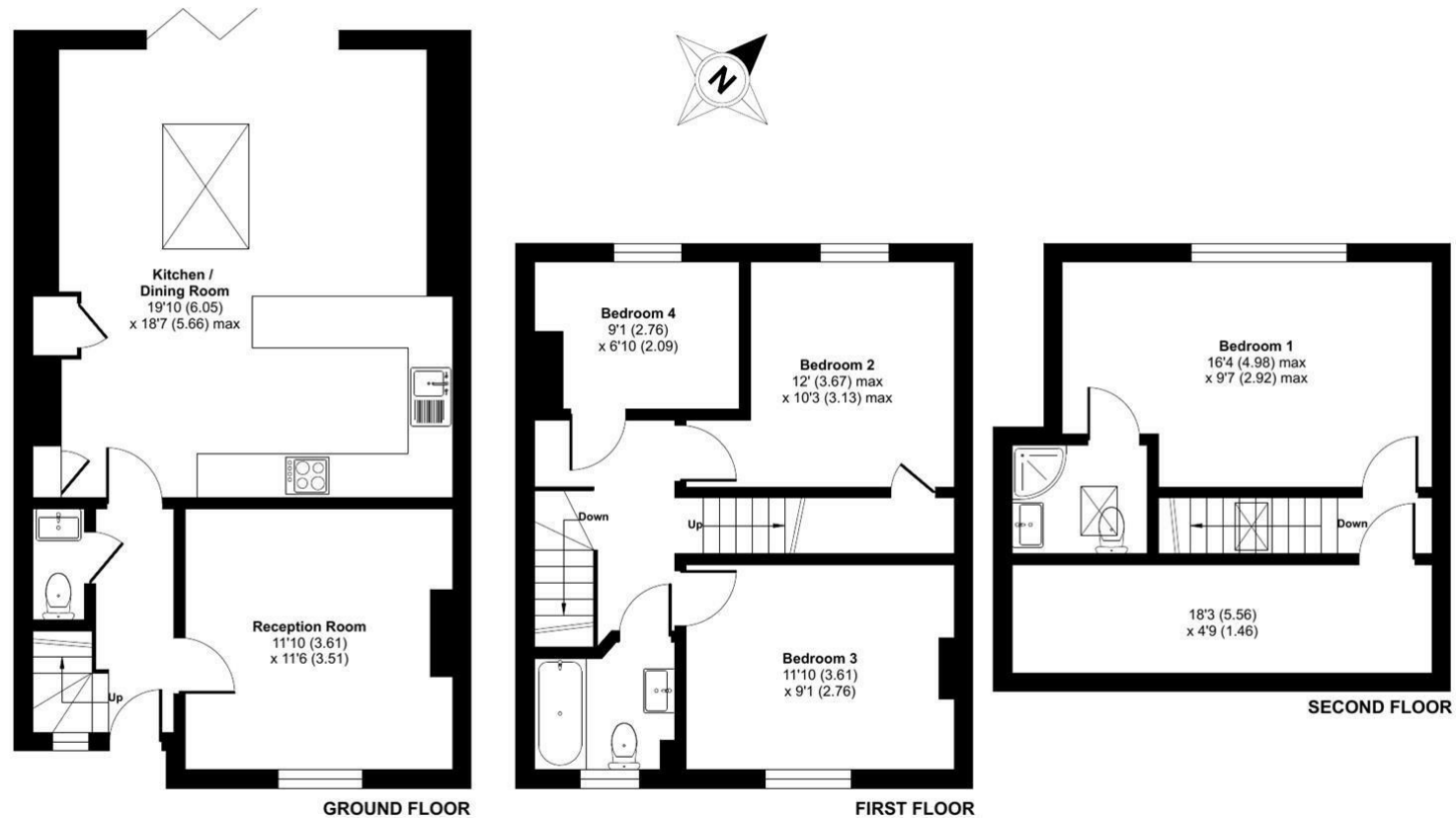
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



# Juniper Terrace, The Common, Shalford, Guildford, GU4

Approximate Area = 1292 sq ft / 120 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). © nichecom 2025. Produced for Clarke Gammon. REF: 1346305

## 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.

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