

River Glade, Somersway, Shalford





A stunning waterside home with a **rare 60ft private mooring**, located in a private no-through road, under half a mile to Shalford village and its excellent parade of shops.

Summary of accommodation

Ground Floor: Impressive reception hall | Kitchen/breakfast/dining room | Orangery | Utility | Three bedroom suites which could be converted into further living spaces as required

Studio with kitchenette and bathroom (former converted garage)

First Floor: Superb living room with terrace overlooking the magnificent gardens down to the waterways | Principal bedroom with dressing room and en suite | Fifth bedroom suite

Gardens and Grounds: Glorious well-maintained gardens | Private 60 ft mooring | Summerhouse | Tool shed

In all approximately 0.75 acres

Distances

Shalford Station/Shops 0.5 miles, Bramley Shops 1.3 miles, Guildford High Street 2.0 miles, Central London 34.2 miles, A3 (Guildford) 3.9 miles, M25 (Junction 10) 14.1 miles

Trains: Guildford 2.2 miles (London Waterloo from 34 mins), Shalford Station 0.5 miles (5 min connection to Guildford)

Airports: Heathrow 24.0 miles, Gatwick 24.6 miles

(All distances and times are approximate)



Knight Frank Guildford
2-3 Eastgate Court, High Street
Guildford
GU1 3DE
[knightfrank.co.uk](https://www.knightfrank.co.uk)

James Ackerley
01483 617920
james.ackerley@knightfrank.com



Situation

River Glade is situated at the end of a private close, within glorious grounds of 0.75 acres, leading down onto private Cranleigh Waters which joins onto The River Wey and Godalming Navigations. Ideally located between the popular and trendy village of Shalford, and more traditional Bramley, there are a wealth of amenities on the doorstep.

Shalford is located in an area of outstanding natural beauty, within the heart of the Surrey Hills and easy access to the North Downs via the Pilgrims Way as well as the tranquil paths along the River Wey and River Tillingbourne. Shalford retains a village atmosphere and community with its village green, its cricket and football pitches, village shops, post office, wine merchant, barber and two restaurants. There are a couple of pubs within walking distance, a church and highly regarded village infant school. For commuters, Shalford Station links to Guildford mainline in five minutes.

Guildford's historic High Street is only a short drive and provides extensive shopping and many restaurants and bars, and the main line station (2.2 miles) has a frequent commuter service to Waterloo in 34 minutes. Trains from Shalford station (0.5 miles) link to Guildford within five minutes and Gatwick in 50 minutes.



The property

This stunning 4065 sq ft property sits on spectacular grounds of three quarters of an acre backing down to the tranquil river, offering coveted peace and privacy. From the moment you step through the front door, you'll be struck by the elegance and sophistication of the property by its impressive, decadent reception hall.

The heart of this home is the beautifully appointed kitchen and orangery. Perfect for entertaining, the kitchen is equipped with top-of-the-line appliances and large central island, making it a joy to cook in. The orangery is a true showstopper, with its large glass lantern roof and walls of glass that flood the space with natural light and stunning garden views. It's the perfect spot to enjoy your morning coffee or host a dinner party with friends next to the cosy log burner.

The six bedrooms each have their own en suite providing plenty of space for a large potentially multi-generational family. The former garage has also been converted into via separate studio/seventh bedroom with its own kitchen and shower room; perfect if you work from home or want a supplemental income. The first floor living room is particularly impressive, with its own private balcony overlooking the river - the perfect place to unwind after a long day.







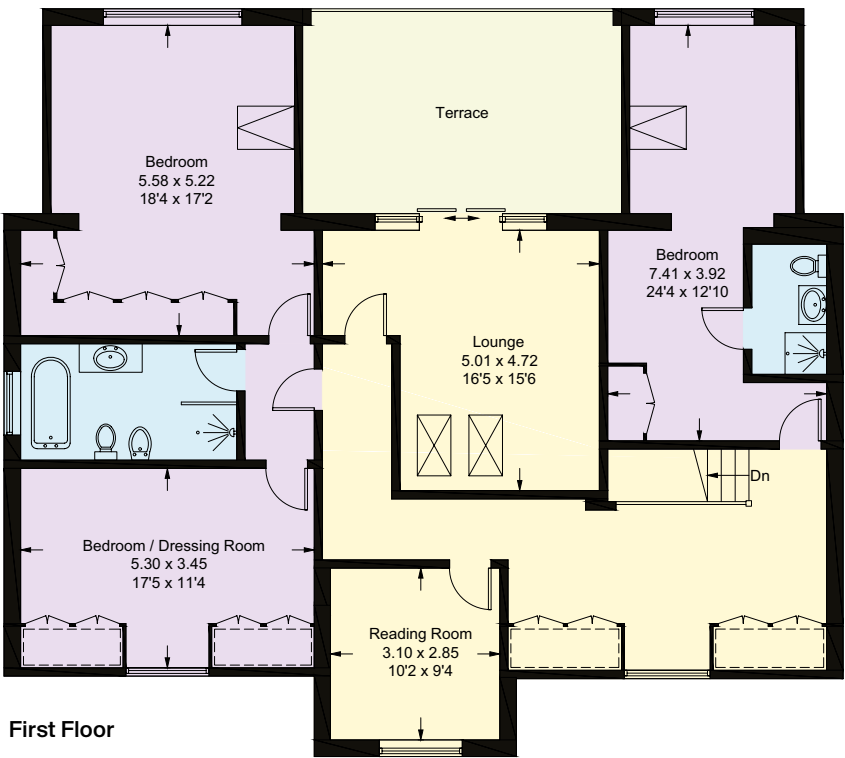
Approximate Gross Internal Floor Area
345.1 sq m / 3715 sq ft
Garage / Summer House = 32.5 sq m / 350 sq ft
Total = 377.6 sq m / 4065 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



[Dashed line symbol] = Reduced headroom below 1.5m / 5'0"







Gardens and grounds

The garden is a true oasis, offering plenty of space to play and relax with one of the highlights being the large terrace, which offers stunning views down the garden and river.

With direct access to the river, it's the perfect spot for boating enthusiasts to launch their vessels and explore the waterways.

The gardens continue across the river into woodland providing a high amount of privacy to the property. Within the grounds, there is also a tool shed and separate insulated Summerhouse with electricity.

Schools

The area is well-known for having excellent schooling - both state and private.

- | | |
|----------------------------------|--------------------------|
| Shalford infants and primary | Guildford High School |
| Tillingbourne Secondary | Charterhouse (Godalming) |
| St Catherine's (Bramley) | Cranleigh |
| Royal Grammar School (Guildford) | |



Amenities

Arts: G Live, Yvonne Arnaud Theatre, Electric Theatre
Sport: Spectrum Leisure Centre, Surrey Sports Park
Golf: Bramley, West Surrey, Guildford, Hurtmore
Tennis: Shalford, Bramley, Pit Farm, Merrow
Rowing: Guildford Rowing Club

Services

We are advised by our clients that the property has mains water, electricity and drainage. Gas fired central heating.

Viewing

Viewing is strictly by appointment through Knight Frank.

Private 60ft mooring

Welcome to the perfect home for river enthusiasts! This stunning property boasts a rare and luxurious private mooring space onto the River Wey, providing the ultimate platform for enjoying spectacular river cruises. Imagine spending your weekends cruising down the picturesque waterways, stopping off at the many pubs along the route from Godalming to Weybridge.

The private mooring space is the standout feature of this home, offering direct access to the river and the ability to moor your boat at your doorstep.

Directions (GU4 8EQ)

From Guildford take the A281 towards Shalford. At the roundabout in Shalford, continue straight over, passing Poplar Road on your left. Somersway can be found a short way after on the left hand side. The property (River Glade) can be found towards the end of the road on the right-hand side.

Property information

Tenure: Freehold
Local Authority: Guildford Borough Council: 01483 505050
Council Tax: Band G
EPC Rating: C



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated February 2025. Photographs and videos dated February 2023.

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