

The Coach House

Shalford, Surrey





Originally a 16th century coach house, this charming house which has been beautifully restored is set in nearly half an acre of mature and tranquil gardens

Shalford Parade 0.6 miles, Guildford's Upper High Street 2.2 miles, Central London 35.6 miles, Shalford Railway Station 0.8 miles (from 42 minutes to London Waterloo), Guildford station 2.8 miles (from 34 minutes to London Waterloo), A3 (Guildford northbound) 3.8 miles A3 (Guildford southbound) 3.6 miles, M25 (Junction 10) 11.4 miles, Heathrow Airport 28.1 miles, Gatwick Airport 24.5 miles
(All distances and times are approximate)

		
4/5	3	3/4

Summary of accommodation

Ground Floor: Drawing room | Dining room | Kitchen | Sitting room | Study | Office/bedroom | Bedroom with en suite | Utility room | Boot room

First Floor: Principal bedroom with en suite, dressing room and balcony | Two bedrooms | Family bedroom

Gardens and Grounds: Summer house | Garage | Store room and workshop

Situation

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

 **Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

 **Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.

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Situated within the Surrey Hills AONB, this characterful home is believed to date back to circa 1690 and has been thoughtfully extended to offer a flexible five-bedroom layout ideal for modern family life or multi-generational living. Retaining many original features such as exposed beams, chalk walls and slate floors, the property includes three reception rooms, a large kitchen with adjoining utility, and a separate scullery.

The Coach House features a spacious entrance hall, from which the sitting room, dining room, and kitchen are all accessed. The kitchen benefits from an abundance of natural light, creating a wonderful sense of space and enjoys views of the beautiful landscaped garden.







Approximate Gross Internal Floor Area
= 203.7 sq m / 2193 sq ft
Store Room & Workshop = 28.0 sq m / 301 sq ft
Summer House = 7.0 sq m / 75 sq ft
Total = 238.7 sq m / 2569 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.





Garden and grounds

The gardens at The Coach House are a wonderful feature of the property, with a variety of mature plants, trees, and hedges providing complete privacy. The flat lawns are beautifully maintained and bordered by vibrant flower beds. Double doors from both the sitting room and office open onto the garden, while a decked area off of the sitting room offers an ideal space for entertaining. All the west-facing rooms which includes the upstairs bedrooms, kitchen, study, sitting room and office have views of the garden.

In the garden there's a summer house, a large greenhouse and raised beds throughout. The detached store room and workshop, the size of a double garage has potential for conversion to a studio or home office (subject to planning), and the site of former outbuildings may offer scope for further development.







Property Information

Services

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

Tenure

Freehold

Local Authority

Guildford Borough Council

Council Tax

Band G

EPC Rating

C

Directions

Postcode: GU4 8HP

What3words: ///congratulations.leads.host

Viewings

Viewing is strictly by appointment through Knight Frank.



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