



7 SHACKLEFORD GREEN

Shackleford, Godalming, Surrey



A CONTEMPORARY DETACHED FAMILY HOME OFFERING OVER 2400 SQUARE FEET OF ACCOMMODATION

Set in 0.32 acres in the heart of this small development
in the peaceful village of Shackleford.

Summary of accommodation

Reception hall | Kitchen/dining room leading through to Family room | Sitting room | Study | WC | Utility/boot room | Cloakroom

Two bedrooms with en suite shower rooms | Two further bedrooms | Family bathroom

Double garage and driveway with parking

Set in all about 0.32 acres

Distances: Elstead 2.7 miles, Milford 2.7 miles, Farncombe 3 miles, Godalming 3.4 miles, Guildford 6.7 miles
London 36 miles, Heathrow 29 miles, Gatwick 39 miles, Farnborough Private Airport 14 miles
(All distances are approximate)



SHACKLEFORD

Surrounded by unspoilt country and home of the Rosemead Angus Herd, Shackleford is one of Surrey's most highly coveted villages, which offers residents an idyllic blend of rural charm and modern convenience.

The village boasts good local amenities including an excellent post office/store and a welcoming public house, the Cyder House Inn, enhancing the community's appeal.

7 Shackleford Green sits close to the centre of the village and benefits from lovely views across neighbouring properties and open land.

Aside from nearby Aldro, Shackleford is strategically positioned near distinguished schools including Charterhouse, Priors Field and Edgeborough.





THE PROPERTY

This detached family house has a charmingly decorated interior, combining luxury living with a cosy feel. The connected vaulted kitchen and dining area offer a comfortable space for social events or relaxing in style, while the adjacent family room has views into the garden. On the ground floor is a smart sitting room with fireplace as well as a useful study with views to the front.

Upstairs are four good bedrooms, two with en suite shower rooms as well as a family bathroom.



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

OUTSIDE

This home sits in a lovely garden of 0.32 acres with well-kept borders and attractive flowerbeds. With a trimmed hedge separating the front and back gardens, there is space for quiet relaxation on the lawn.

The property also has a double garage that provides excellent storage and space for parking.

PROPERTY INFORMATION

Services: Our clients inform us that the property has mains water and electricity, private drainage and air source heat pumps.

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band H

EPC rating: C

Directions

Postcode: GU8 6EY

What3words: ///petrified.cure.withdraws

Viewings: Viewing is strictly by appointment through Knight Frank.



I would be delighted
to tell you more.

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