



16 James Road, Peasmarsh, Surrey GU3 1NF

Price £625,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A spacious & very well presented 3 double bedroom semi-detached family home with off-street parking, a good sized garden with large shed/possible office located in a popular residential road on the borders of Peasmarsh & Shalford. Ground floor accommodation comprises an entrance hall with an understairs wc & basin, a sitting room with feature bay window with shutters & a window seat with storage under, a recently refitted kitchen with an excellent range of units to include an island with breakfast bar with large arch to breakfast room, these areas are then open plan to a large dining/family room with 2 skylights & double doors providing access to the rear garden. The property benefits from wood effect flooring throughout the ground floor. Upstairs offers a large double bedroom with fitted wardrobe, 2 further small double bedrooms & a fully tiled family bathroom with small sized bath, separate large shower cubicle, wc & basin. To the front of the property there is a block paved area of parking for 2 cars. A gravelled area to the side provides access to the rear garden, which has a paved patio to the rear of the house & a brick built garden store with door & window to one side. The garden is then mainly laid to lawn with mature trees & shrubs, & a further small paved area with space for table & chairs to one side. There is an 18ft shed at the far end of the garden with windows (which could easily be converted into an office). Situated in a quiet road within a short walk of Peasmarsh Park which includes a childrens playground, within a mile of Shalford village & station, & within circa 2 miles of Guildford town centre & mainline station. Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road to the end & turn left onto the A25 towards Guildford. Then take the first left onto the A248 towards Albury. Continue straight through the village of Albury, over the railway line & through Chilworth village to the T-junction. Take the right hand turning for Christmas Hill/ A248 towards Shalford. At the roundabout, take the first exit for the Horsham Road/ A281. Take the first right onto Broadford Road/ A248 towards Peasmarsh/ Godalming and continue on for about half a mile. Take the left hand turn for Oakdene Road and then James Road where you will find number 16 about half way down on the right hand side.

Situation :

Peasmarsh village lies approx. 3 miles southwest of Guildford & has a park with childrens playground, a petrol station & a convenience store. It's less than a mile from Shalford village, which has a well-regarded cafe and a small parade of shops including a beautician, Thai restaurant, off licence & a Boots pharmacy as well as a train station (which feeds into Guildford & Reading in one direction, & Dorking & Gatwick Airport the other). There are numerous sought after schools and colleges locally as well as Broadwater Park with a duck pond & play area, the Unstead Wetland Nature Reserve, the River Wey & the Downs Link providing unlimited walking/cycling opportunities etc. Extended shopping and recreational facilities are available in Guildford & Godalming (both are less than 3 miles away).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

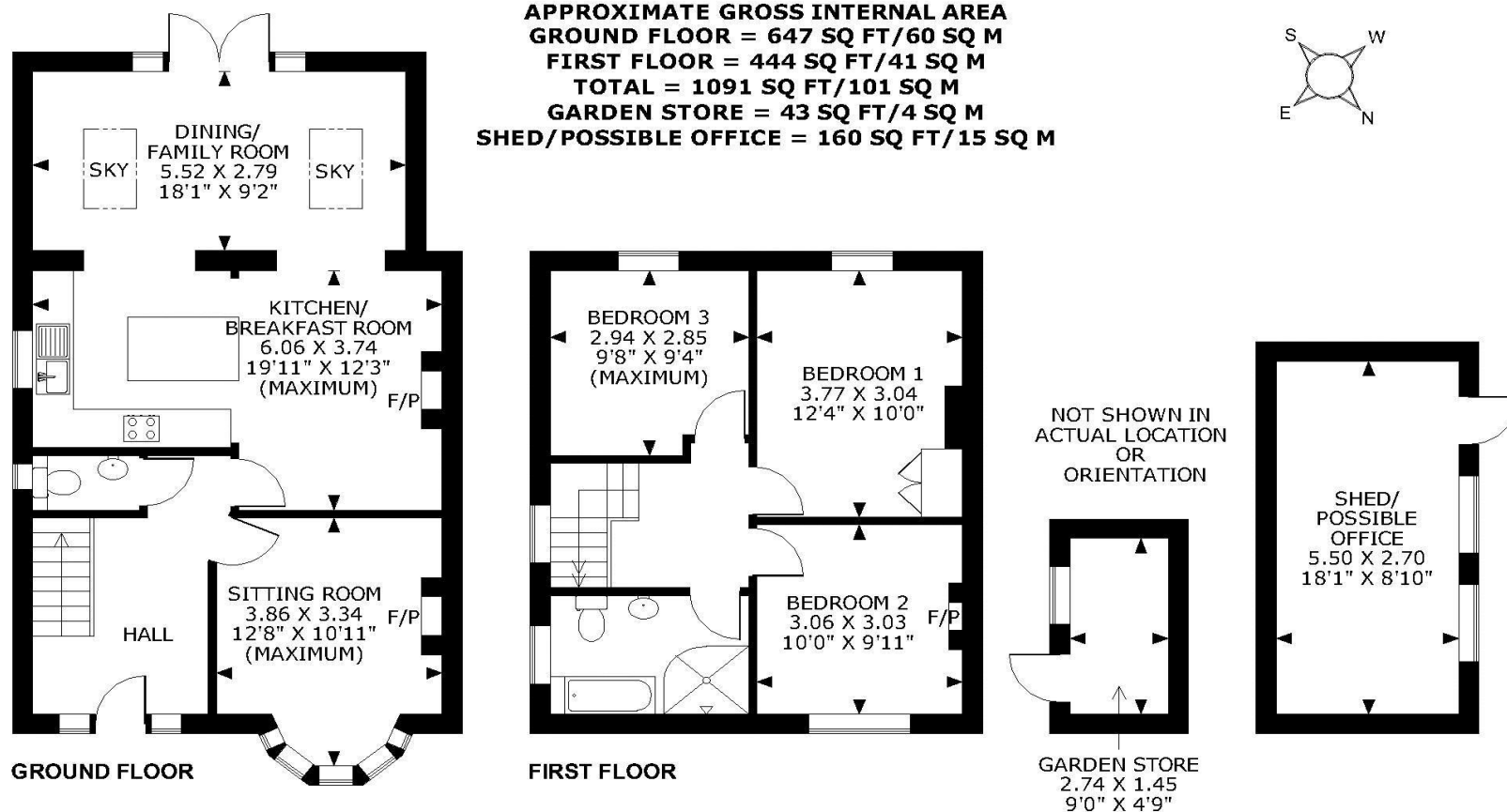
Council Tax - Guildford Borough Council - Band D - £2,454.07 per annum (2025-26)
All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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The position & size of doors, windows, appliances and other features are approximate only.

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