



98 Tillingbourne Road, Shalford, Guildford, Surrey.





Property Description

Guide Price: £650,000

This is an immaculate, three-bedroomed semi-detached house situated in a prime location within the heart of Shalford Village, a quintessential semi-rural village on the edge of Guildford. Paired with our client's sophisticated decoration and high-specification upgrades, this property is extremely well-presented and exudes warmth and style throughout.

Adjoining the entrance hall is a striking open-plan sitting-dining room, elegantly designed and featuring an attractive inset wood burner and log store, this room offers the perfect entertaining space with a welcoming ambience. The dual-aspect design allows for an abundance of natural light and the large double doors successfully blend the indoor and outdoor spaces, allowing for the effortless extension of your living space on those warm, summer days and nights. The room is L-shaped and flows into a modern, well-appointed kitchen. Adjacent to the kitchen is a useful large utility/boot room. Additionally, you will find a WC on the ground floor.

The first floor comprises three double bedrooms, each with ample space for storage. The two back bedrooms boast a picturesque view of the back garden and the mature trees which lay beyond. The family bathroom has a bath with an overhead shower, sink with storage drawer and toilet.

Outside, the south-facing garden is a generous size, offering a mixture of patio, lawn, a children's play area and a large shed, making it perfect for outdoor enjoyment and relaxation. A further highlight is the detached garage, which currently houses one car, and the adjoining home office. To the front and side of the property, a gravelled driveway provides parking for further cars.

Additionally, the current owners have previously had professionally drawn plans to extend the property further, which could potentially provide a significant increase in living space and value to the property.

It is important to note that any extension or development plans would be subject to planning consent, the planning permission applied for by the current owners has now lapsed and therefore would need to be reapplied for. However, this demonstrates an excellent example of the development potential of the property and provides an opportunity for the new owners to create a truly unique and bespoke family home tailored to their specific needs and preferences.

Council tax band: D; Tenure: Freehold; EPC rating: D.



The Area

98 Tillingbourne Road is ideally located within walking distance of Shalford railway station, High Street and the local primary and nursery school. Shalford retains a village atmosphere and community with its traditional village green, cricket and football pitches, village shop, post office, chemist, wine merchant, barber and restaurants. There are also three pubs within walking distance and a church. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities.

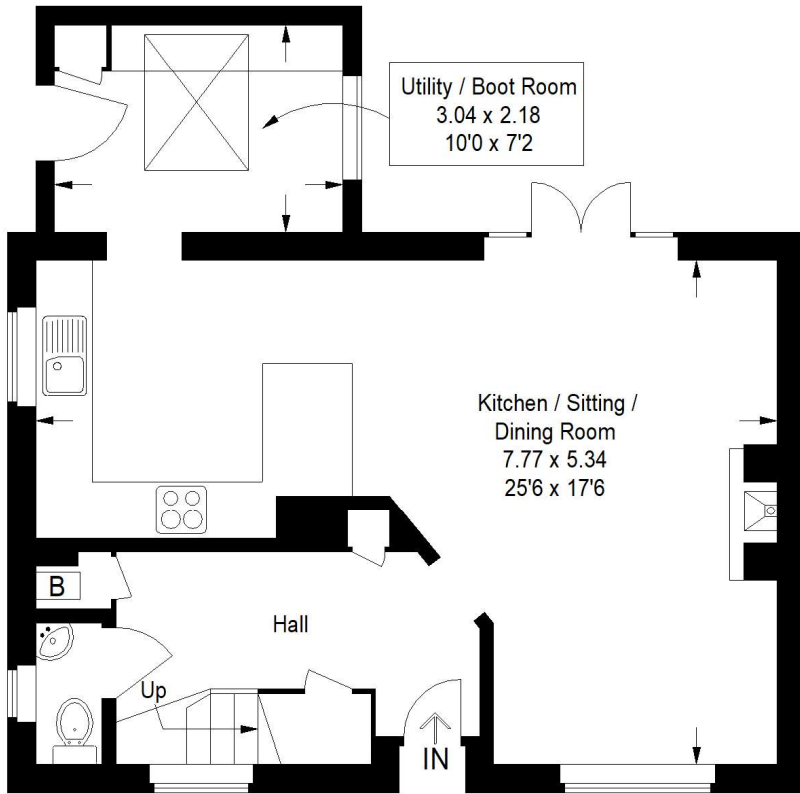
The county town of Guildford is 2 miles away, with its quaint cobbled High Street and picturesque riverside scenes. Guildford offers excellent shopping with three covered shopping centres, restaurants, and recreational activities. The modern Spectrum Leisure Centre caters for those for enjoy sports, whilst the theatres and Odeon cinema provide great entertainment.



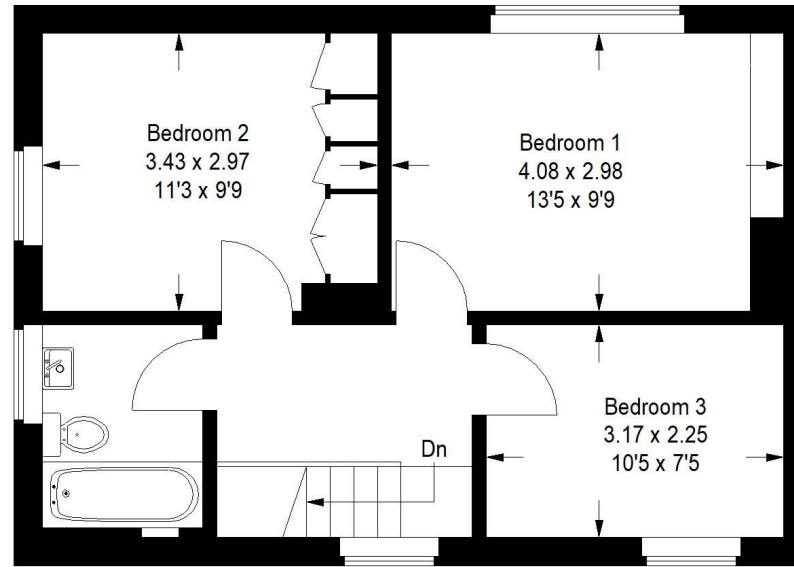
Tillingbourne Road, Shalford



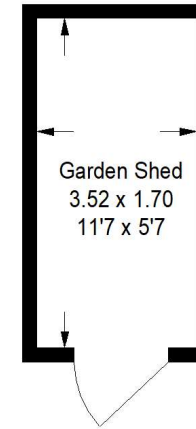
Approximate Internal Area
 Ground Floor = 42.0 sq m / 452 sq ft
 Outbuildings = 22.9 sq m / 246 sq ft
 Total = 114.6 sq m / 1233 sq ft



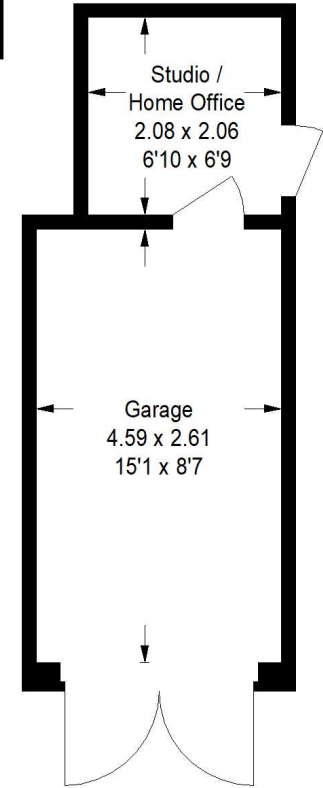
Ground Floor



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



(Outbuildings not in position)

Cranleigh Sales 01483 347888
 cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
 guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
 merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
 shalford@chantriesandpewleys.com

Lettings 01483 405222
 lettings@chantriesandpewleys.com

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.

