



The Street, Shalford, Guildford, Surrey.

 Chantries
& Pewleys





Property Description

Guide Price: £475,000

Nestled in a picturesque location, opposite Shalford Church, this enchanting two-bedroom terraced cottage (dating back to c1510) is in a prime position for both town and country living.

As one would hope from a Grade II-listed home, this cottage offers a charming asymmetry; a framework of innumerable original timbers weaves itself into walls, ceilings, and floors. The interiors have been sensitively decorated with an understated palette that sits beautifully with the historic fabric of the house, bringing warmth and character to every room. An impressive Inglenook fireplace radiates cosiness and history throughout the sitting room. A well-appointed kitchen provides access to a hallway which leads you to a dining room (with an exterior rear garden door), the family bathroom and the staircase leading to the second bedroom. The staircase to the master bedroom also leads from the kitchen and offers a useful large under-stair pantry. The master bedroom stairway offers a wealth of character with a shelved storage nook and cupboard. The bedroom provides a lovely outlook to the church and features a walk-in wardrobe and ensuite WC and sink.

A long and established garden runs out the back, complete with a generously sized greenhouse and a summer house. At the end of the garden, a gate allows you access to the woodland behind. Although the property does not have private parking, there is free parking directly opposite the front door, where our clients currently park. There is also further parking on Church Close.

Shalford retains a village atmosphere and community with its traditional village green with cricket and football pitches, village shop, post office, wine merchant, barber and restaurants. There are also two pubs within walking distance, a church and a highly regarded village infant school with an adjoining preschool. Shalford train station is only 0.5 miles away and offers good connections to Guildford, London and Gatwick Airport. Guildford's historic High Street is either a walk along the canal or a short drive away and provides extensive shopping and many restaurants and bars, and the mainline station has a frequent commuter service to Waterloo in 34 minutes.



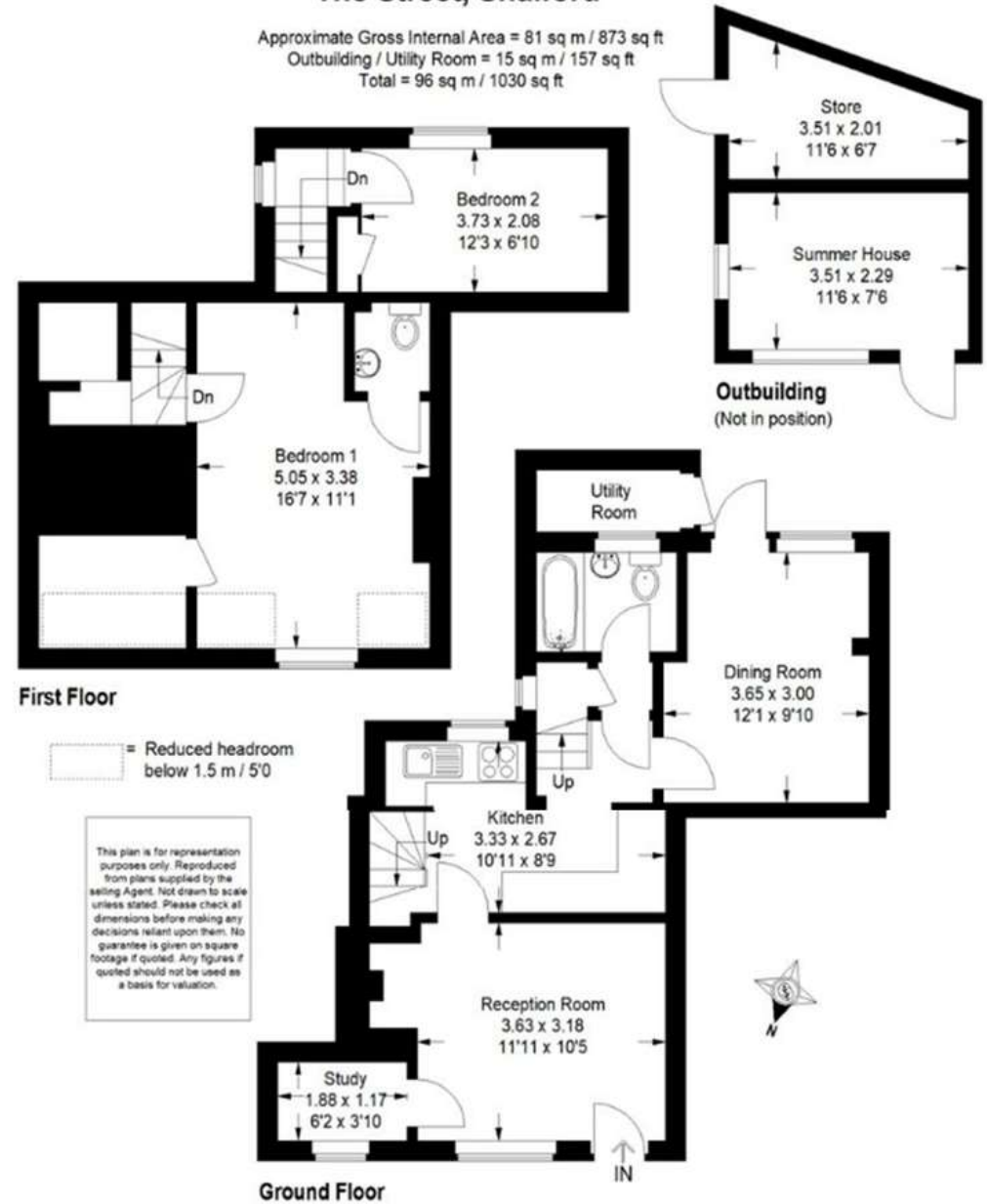
Council tax band: D; Tenure: Freehold; EPC rating: E.





The Street, Shalford

Approximate Gross Internal Area = 81 sq m / 873 sq ft
 Outbuilding / Utility Room = 15 sq m / 157 sq ft
 Total = 96 sq m / 1030 sq ft



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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.

