



Rose Cottage, Horsham Road, Shalford



## Property Description

Introducing this charming two-bedroom character cottage which has huge potential to extend to provide further ground and first floor accommodation, nestled back from the road in an enviable position with picturesque common land to the front and a delightful garden to the rear. Located just a stone's throw from the village centre, convenience meets comfort in this idyllic setting.

Stepping into the cottage you will be greeted by a meticulously maintained home boasting an immaculate interior. Karndeian wood effect flooring, plantation-style shutters, and open fireplaces all contribute to the timeless appeal and high-quality finish. Downstairs, you'll find a welcoming porch and elegant entrance hall which leads to a contemporary shower room. The well-appointed kitchen and utility area provide practicality and convenience at the rear of the house, whilst the central dining room offers a cosy retreat for family meals. The sitting room, at the front of the property, is the perfect room to relax and unwind. Ascend the stairs to discover two generously sized bedrooms, including a luxurious dressing room, offering ample storage space and a touch of indulgence to the master bedroom.

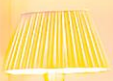
Outside, the garden awaits, featuring a large decked terrace and patio, perfect for alfresco dining and entertaining, while a charming summer house, complete with power and light, offers a serene spot to enjoy the outdoors. A detached garage, again with power and light, provides convenient storage space, with a separate area ideal for use as a workshop or home office.

For growing families the double width plot also offers potential to extend and enlarge to provide further accommodation on the ground and first floor, subject to the usual planning permissions.

The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, two pubs, coffee shop, tennis and cricket club. There is an excellent selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities. Guildford's historic High Street is only a short drive 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: E; Tenure: freehold; EPC rating: TBC.**





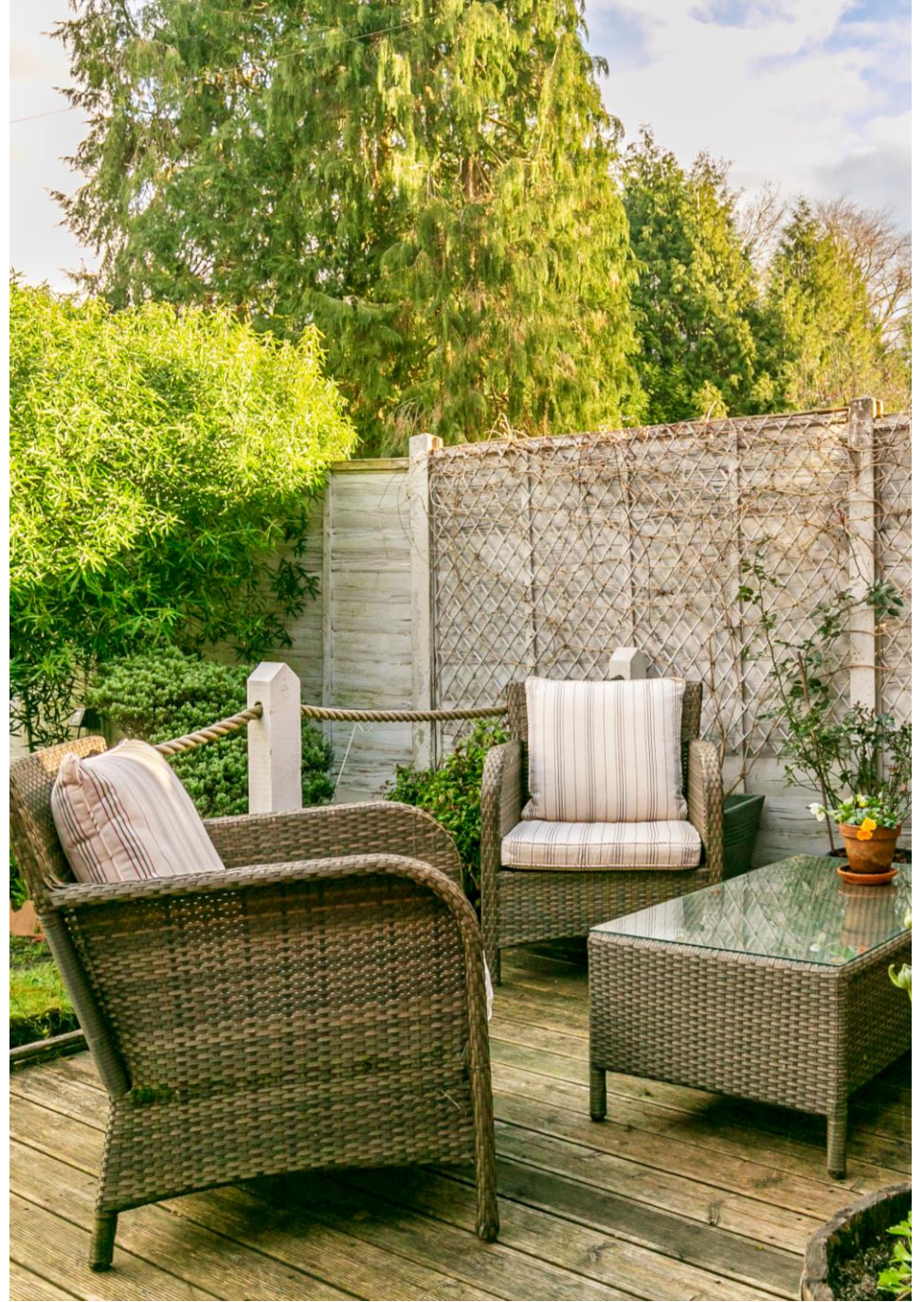








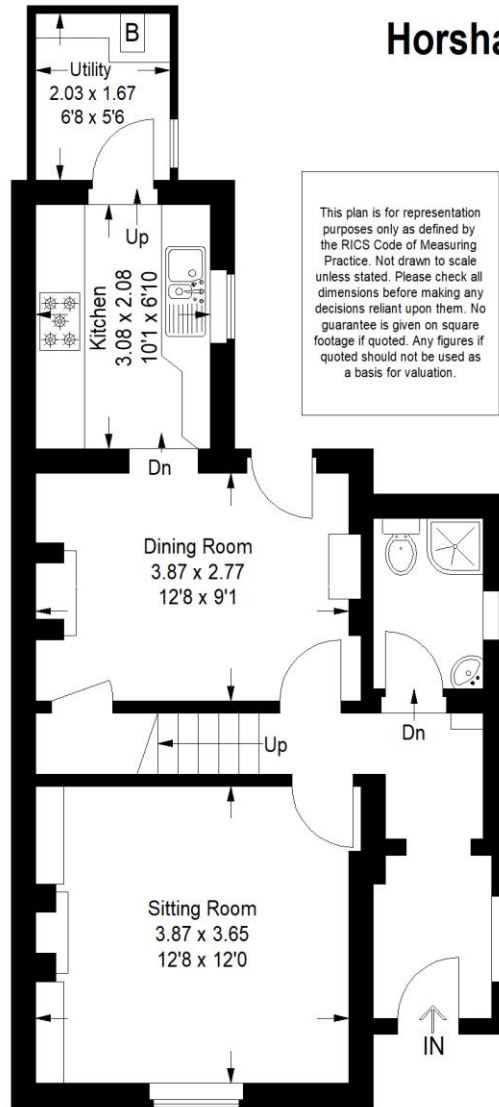




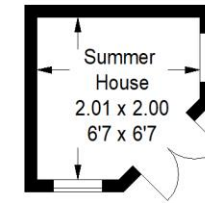
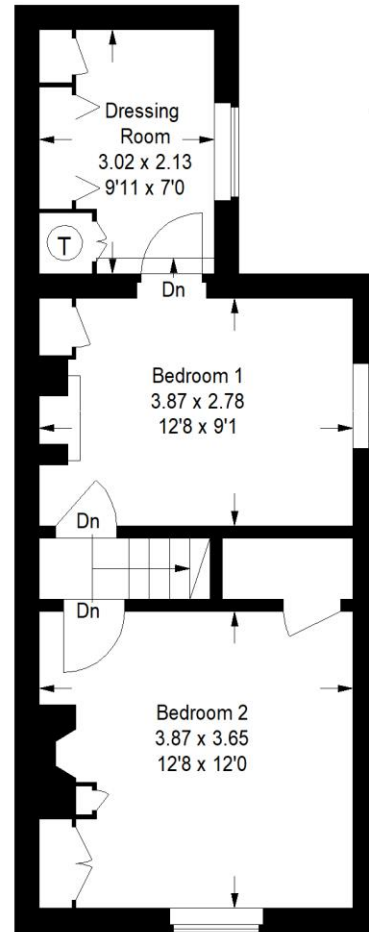


# Horsham Road

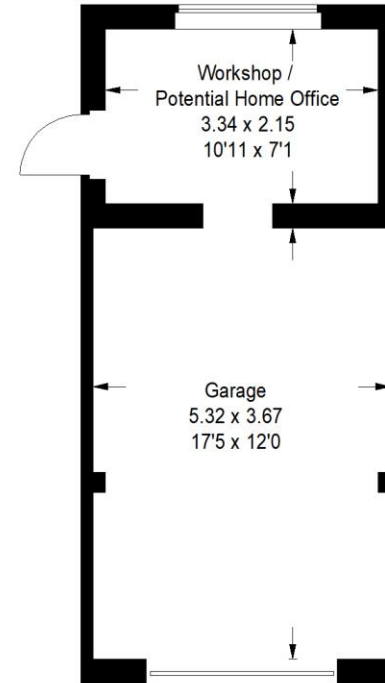
Approximate Gross Internal Area  
 Ground Floor = 50.4 sq m / 542 sq ft  
 First Floor = 36 sq m / 387 sq ft  
 Outbuilding (Including Garage) = 31.2 sq m / 336 sq ft  
 Total = 117.6 sq m / 1265 sq ft



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.



(Not in position)



(Not in position)

Ground Floor

First Floor

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto: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.





# Chantries & Pewleys

ESTATE AGENTS

Cranleigh Sales 01483 347888  
[cranleigh@chantriesandpewleys.com](mailto:cranleigh@chantriesandpewleys.com)

Guildford Sales 01483 405222  
[guildford@chantriesandpewleys.com](mailto:guildford@chantriesandpewleys.com)

Merrow Sales 01483 347100  
[merrow@chantriesandpewleys.com](mailto:merrow@chantriesandpewleys.com)

Shalford Sales 01483 304344  
[shalford@chantriesandpewleys.com](mailto:shalford@chantriesandpewleys.com)

Lettings 01483 405222  
[lettings@chantriesandpewleys.com](mailto: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.

