



Chinthurst Lane, Shalford, Guildford, Surrey

 Chantries
& Pewleys







Property Description

Guide Price: £1,750,000

Occupying a prominent central village location, this imposing property is set within a large plot and is brought to the market for the first time in 40 years. Green Hedges is a charming house that has been cherished by its owners for many years. An iconic property, it is cosy and comfortable as it is but also offers an amazing renovation opportunity.

Green Hedges is approached through double five-bar gates with ample parking for several cars and glorious front gardens. The front door welcomes you into a spacious enclosed porch, offering practicality and convenience. From here, a second doorway leads into the hallway, which features an original Victorian terracotta-tiled floor.

To the left of the hallway is the dining room with views over the front gardens and a truly stunning fireplace. A passageway leads to a family room that also overlooks the front gardens and benefits from a fireplace. There is a useful understairs cupboard, a utility room, and a large downstairs cloakroom. Double doors open from the hallway into the main large double-aspect sitting room with a fireplace, views, and access to the side garden/covered pergola area and the rear gardens. A separate double-aspect breakfast room opens into the kitchen and pantry with a door leading to the garden. This area stretches across the entire back of the house, presenting great potential for opening to the garden and creating a seamless indoor-outdoor flow.

Stairs from the hallway provide access to the 5 bedrooms and the bathrooms. Bedroom 3 has views to the front of the property and a built-in cupboard, bedroom 2 has an ensuite bathroom (this bathroom can also be accessed from the hallway and used as a family bathroom if required) and has built-in wardrobes and a fireplace. Bedroom 1, currently utilised as an art studio, has double aspect with views over the rear and side gardens and a fireplace. There are steps down to the family shower room. Bedrooms 4 & 5 have views to the rear garden and fitted cupboards, bedroom 4 benefitting from a fireplace.

Outside the private, mature, well planted gardens wrap around the property and showcase a raised patio seating area, a small pond, a greenhouse, and a large vegetable growing area. There is a double garage with a versatile space to the rear which is currently utilized as a workshop and potting shed.

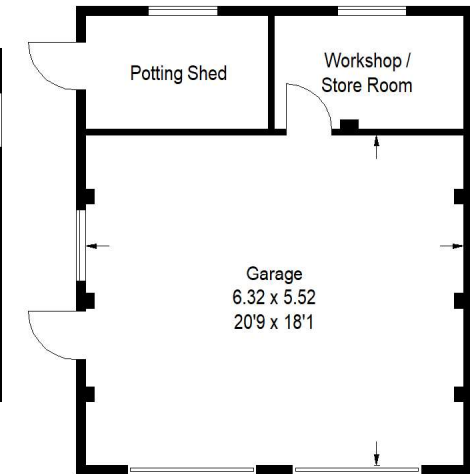
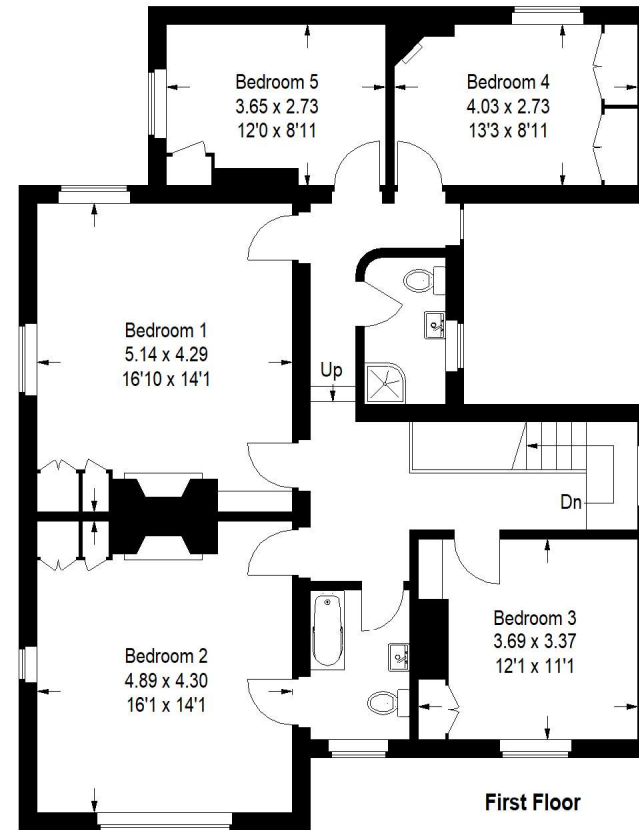
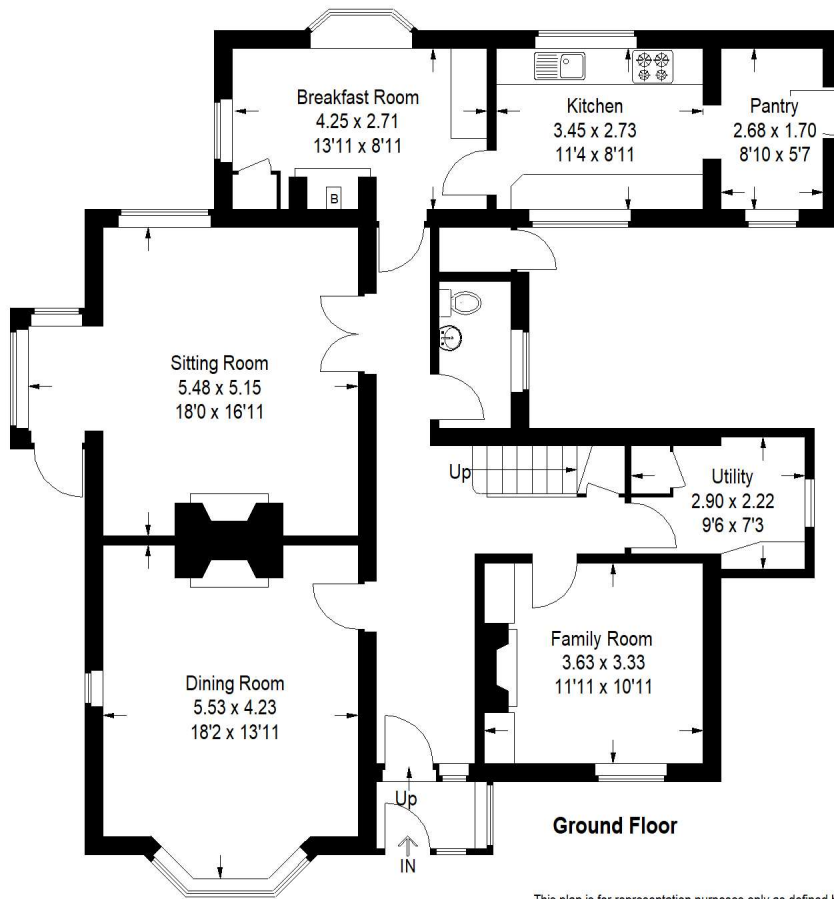
The extremely pretty village of Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, two pubs, coffee shop, tennis and cricket club. There is an excellent selection of schools in the area including the highly regarded Shalford Infant and Pre-School. The beautiful surrounding countryside offers wonderful walking, riding and cycling opportunities.

Council tax band: G; Tenure: freehold; EPC rating: F





Chinthurst Lane, Shalford



Approximate Gross Internal Area
 Ground Floor = 121.2 sq m / 1305 sq ft
 First Floor = 105.8 sq m / 1139 sq ft
 Garage / Workshop = 40.9 sq m / 440 sq ft
 Total = 267.9 sq m / 2884 sq ft

(Not in position)

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.

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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.





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