



Station Road, Shalford, Surrey

 Chantries  
& Pewleys













# Property Description

Guide Price: £715,000



This charming detached house is situated in a prime location on Station Road, offering distant views from the front and a delightful private south-facing garden at the rear.

Upon entering through the front door, you're greeted by a small hallway featuring a convenient storage cupboard. Beyond lies the impressive open-plan kitchen/dining/family area which is flooded with natural light and spaciousness. Double doors from the family area open up to a picturesque view of the rear garden and courtyard patio, enhancing the space's charm and seamlessly merging the indoor and outdoor areas on those warm summer days and nights. The kitchen features a comprehensive selection of wall and base units all adorned with quartz worktops and complemented by a spacious kitchen island complete with a breakfast bar. Adjacent to the kitchen is a convenient utility room and downstairs cloakroom. The generously proportioned sitting room occupies a prominent position at the front of the house, boasting abundant character enhanced by plantation-style shutters and elegant wooden flooring. The staircase ascends to the first floor, where you'll discover three bedrooms and a family bathroom.

Shalford maintains its quaint village charm and close-knit community atmosphere, anchored by its traditional village green boasting cricket and football pitches. Essential amenities such as a village shop, post office, wine merchant, barber, and restaurants contribute to the local vibrancy. Residents can enjoy the convenience of two nearby pubs, a church, and an esteemed village infant school with an attached preschool. Shalford train station, situated just 0.4 miles away, provides excellent transport links to Guildford, London, and Gatwick Airport. For those seeking further urban amenities, Guildford's historic High Street is two miles away, offering an array of shopping outlets, dining establishments, and bars. Additionally, the mainline station facilitates an efficient commuter service to Waterloo, with a journey time of only 34 minutes.

**Council tax band:** E; **Tenure:** freehold; **EPC rating:** D.





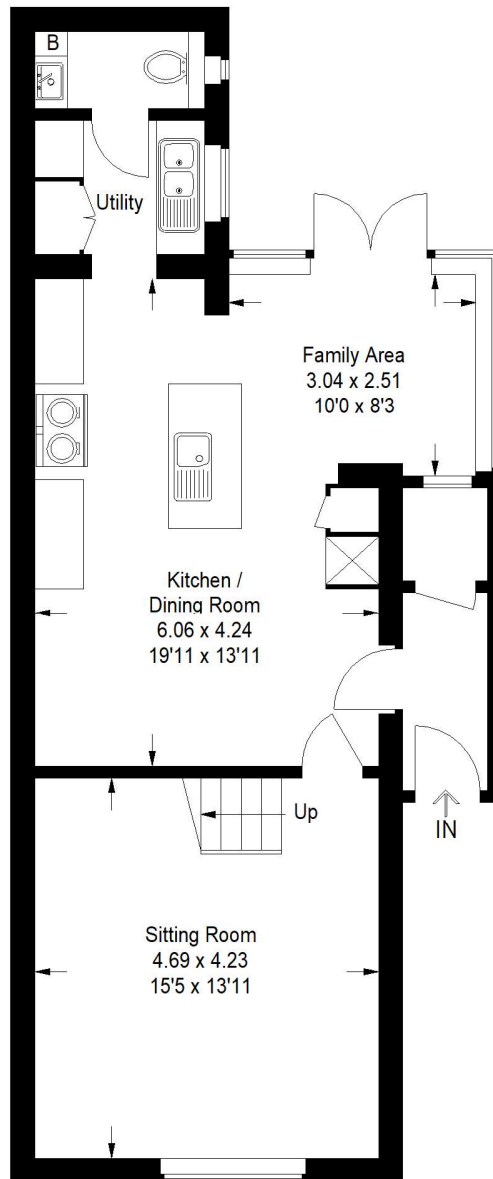


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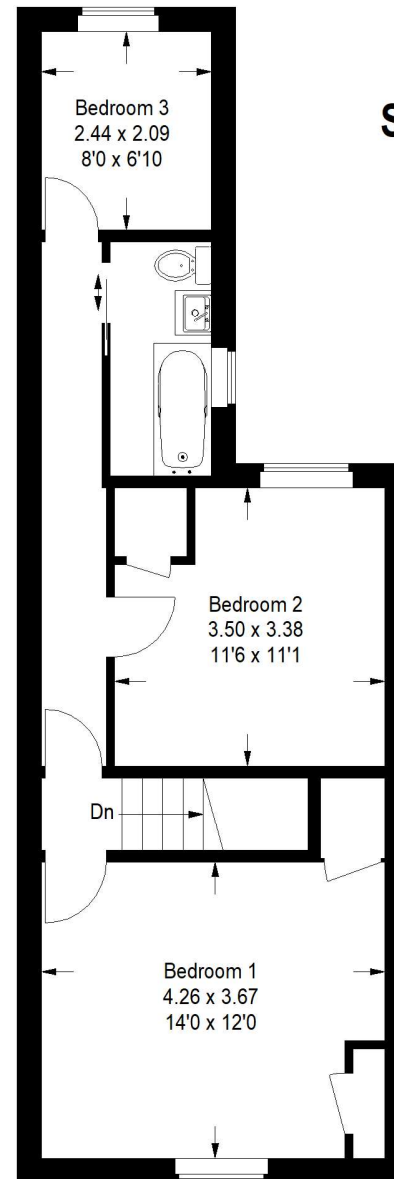
Approximate Gross Internal Area  
Ground Floor = 61.4 sq m / 661 sq ft  
First Floor = 47.1 sq m / 507 sq ft  
Total = 108.5 sq m / 1168 sq ft



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.



**Ground Floor**



**First Floor**

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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.

