



Summersbury Drive, Shalford, GU4 8JG

 Chantryes  
& Pewleys



# Property Description

**Guide Price: £995,000**

Nestled in a prime village location on a much sought-after road, this detached three-bedroomed property graces a stunning plot.

39 Summersbury Drive exudes the charm of a cherished home, meticulously maintained and comfortably presented, whilst offering new owners the potential for further renovation and extension, subject to planning permissions.

The property presents an amazing living space. On the ground floor, you are welcomed into a spacious hallway with stairs leading to the upstairs and doors to the reception areas of the property. To the left, the wonderful sitting room which leads into a conservatory providing lovely views over the gardens and to the right the kitchen/dining room opens into a separate utility room which in turn provides access to the garage. Upstairs, you'll discover three bedrooms, all serviced by the family bathroom.

Beyond the interiors, the property's outdoor area is truly enchanting. A formal garden serves as the centrepiece of the rear garden, complemented by mature trees, shrubs, and plants that enhance its allure. There is then an archway leading to the wild garden area which overlooks fields beyond. Additionally, a generous patio offers ample space for relaxation and alfresco dining. Convenient driveway parking is available with a single garage.

Summersbury Drive offers a serene setting within a mile level walk of the extremely pretty village of Shalford. The village 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.

The historic town of Guildford, with its famous cobbled High Street and castle, provides an extensive range of leisure and recreational facilities with a wide collection of shops and restaurants.

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



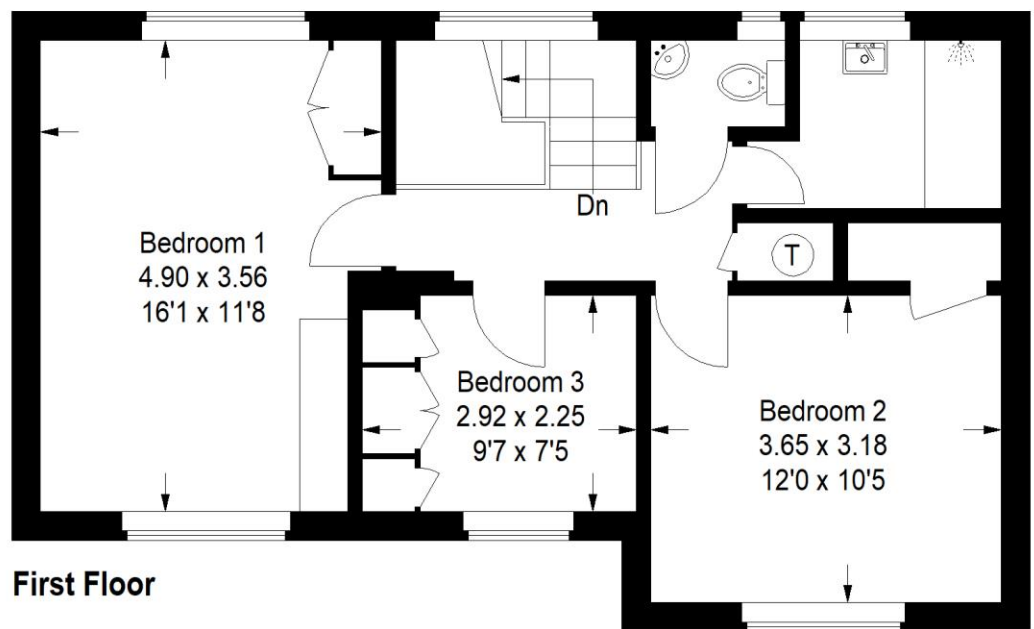




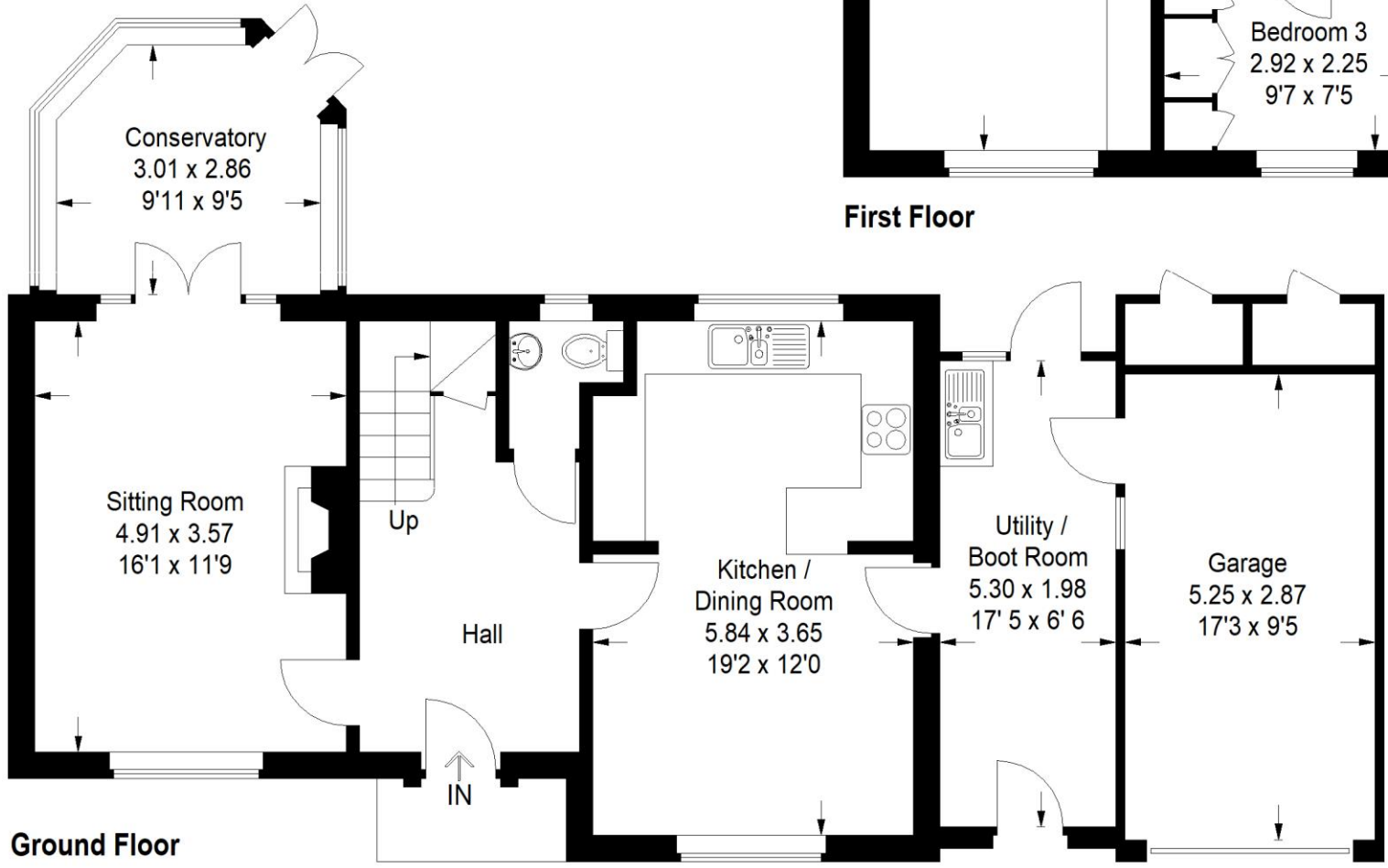


# Summersbury Drive , Shalford

Approximate Gross Internal Area  
 Ground Floor = 91.7 sq m / 987 sq ft  
 (Including Garage / Outside Cupboard)  
 First Floor = 52.5 sq m / 565 sq ft  
 Total = 144.2 sq m / 1552 sq ft



**First Floor**



**Ground 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.

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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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ESTATE AGENTS

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