



Heathersett  
The Street, Shalford

 Chantry  
& Pewleys







## Property Description

**Guide Price: £1,100,000**

This attractive, detached property is situated in the highly sought-after Shalford village and boasts four double bedrooms and four reception rooms. Heathersett offers everything one could desire in an ideal family home and is within easy reach of Guildford.

The front door opens into a useful porch and in turn into a welcoming, parquet floored, entrance hall from which all the reception rooms radiate from. The family room is a lovely bright space overlooking the front of the property and compliments the sitting room & study to the rear of the property. The kitchen is a superb space that includes a breakfast bar and leads effortlessly into a fabulous dining area with bifold doors providing a delightful view and access to the rear patio and garden. The handy utility room provides space for white goods and provides access to the garage. Completing the ground floor accommodation is the cloakroom.

From the hallway, a turning staircase rises to the first-floor gallery landing, providing access to three of the double bedrooms. Bedrooms two & three feature windows that overlook the rear garden and bedroom four is to the front of the property. The first floor is complimented by the family bathroom with a separate shower. From the landing a further staircase leads to bedroom one which enjoys views of the rear garden. Additionally, this second floor offers a dressing room and shower room.

To the front of the property, the driveway provides ample parking for 5-6 cars and is bordered by mature hedging, offering a good degree of privacy and seclusion. The rear garden boasts a wide variety of shrubs and trees surrounding a large lawn. Additionally, there is a spacious patio, perfect for entertaining and relaxation.

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



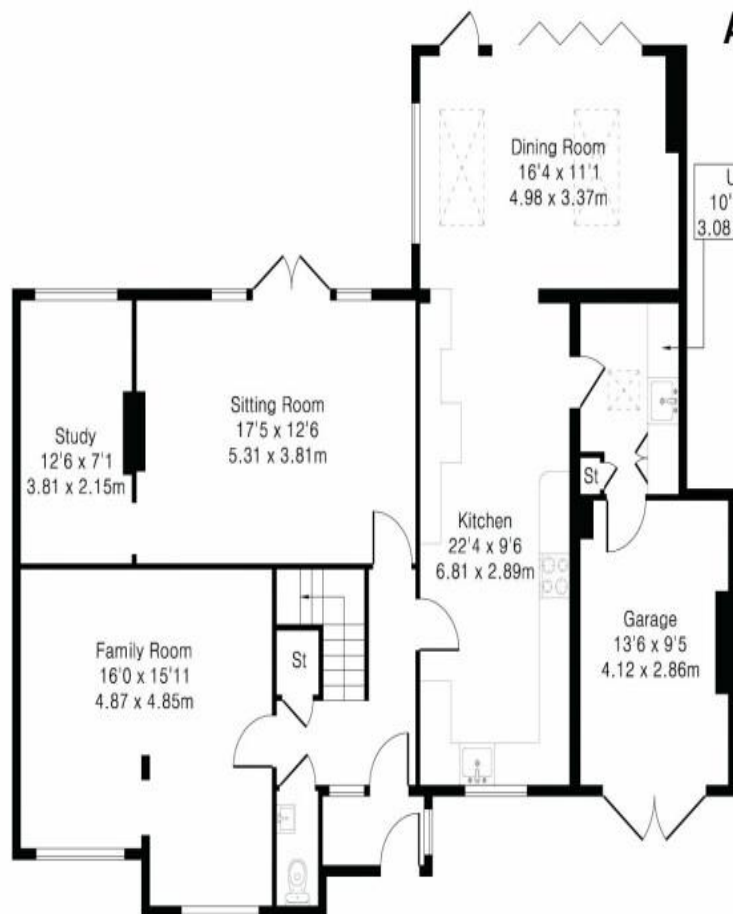












Ground Floor

**Approximate Gross Internal Area 2297 sq ft - 214 sq m**

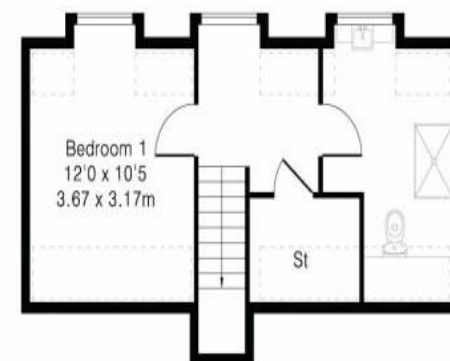
Ground Floor Area 1301 sq ft - 121 sq m

First Floor Area 652 sq ft - 61 sq m

Second Floor Area 344 sq ft - 32 sq m



First Floor



Second Floor





# Chantries & Pewleys

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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.

