



Mount Pleasant Cottages, Broadford, Shalford, Surrey, GU4 8DP







Double bedroom  
 Living/dining room with log burner  
 Fitted kitchen  
 Re-fitted bathroom  
 Rear garden with cabin  
 Off street parking  
 Lovely views to front  
 Freehold  
 Council tax band D  
 EPC D

This charming end-of-terrace cottage boasts an attractive façade and enjoys a delightful outlook to the front.

A picturesque pathway leads to the porch, which opens into a beautifully designed open-plan living, dining, and kitchen area. The space is enhanced by an inviting open fireplace and a front-facing window that fills the room with natural light. The well-appointed kitchen features a Rangemaster cooker, a convenient breakfast bar, and a window overlooking the rear garden, complemented by a Velux roof window for additional brightness.

Upstairs, the double bedroom benefits from fitted wardrobes and lovely views to the front, while the newly renovated bathroom enjoys a peaceful outlook over the rear garden.

The property further benefits from a private rear garden with a charming cabin, on street parking to the front of the property as well as additional parking located at the rear of the house.

The location is ideal for both town and country living with wonderful open countryside and the River Wey just a very short walk away, whilst both Guildford and Godalming centres are easily reached.

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, bowls 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 is approximately two miles away and has an extensive range of shopping and leisure facilities including the cinema complex, Yvonne Arnaud Theatre, G Live, the Surrey Sports Park and Spectrum Leisure Centre. Guildford mainline station provides a fast and regular service to London Waterloo in approximately 35 minutes. There is a good road network and the A3 gives access to London, the M25 and the national motorway network, Heathrow and Gatwick.



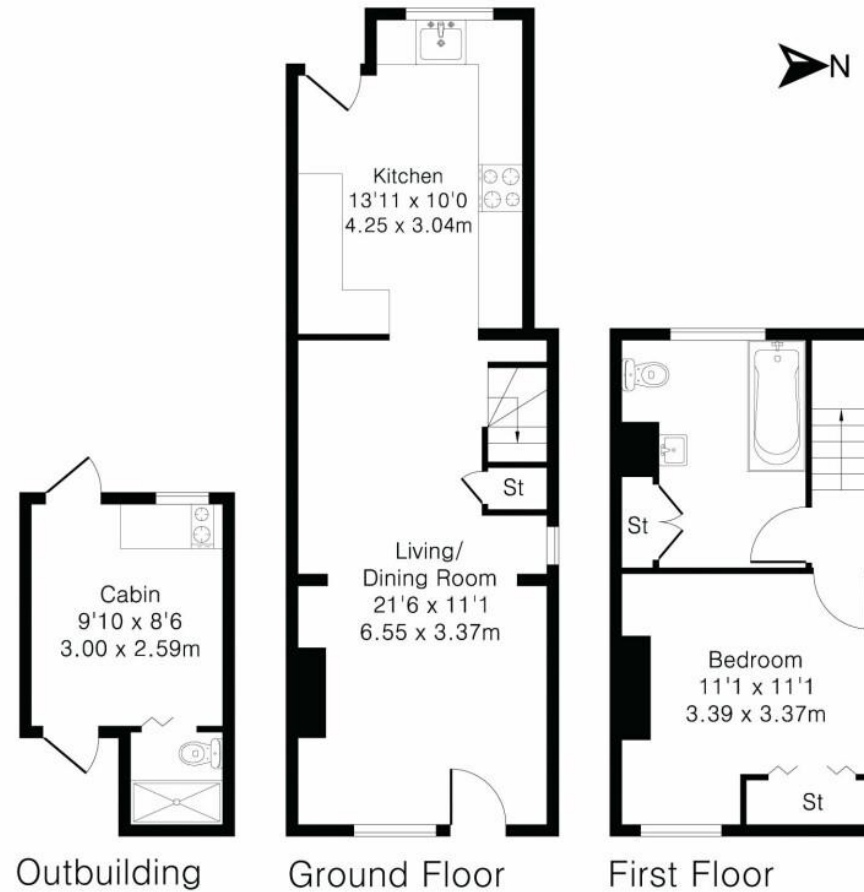


**Approximate Gross Internal Area 711 sq ft - 65 sq m**

Ground Floor Area 371 sq ft – 34 sq m

First Floor Area 238 sq ft – 22 sq m

Outbuilding Area 102 sq ft – 9 sq m



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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.

