



Sandacre, 2 Conford Drive, Shalford, Surrey, GU4 8DX





- A 5,700 sq ft truly stunning detached property
- Five-bedrooms/three ensuite
- Four reception rooms
- Impressive open plan kitchen/breakfast room
- Games room
- Barn style garaging
- Self contained studio/annexe
- Central Shalford village location
- Council tax band: H; Tenure: freehold; EPC rating: C.

Sandacre is a charming home that offers over 5,700 sq. ft. of immaculately presented accommodation, set in just under half an acre of gardens and just minutes from the centre of Shalford. With a seamless blend of character, Sandacre is a fine family home, ready to welcome its next owners.

Stepping inside through a large porch, you are greeted by a wonderful reception hall with original wooden flooring. The property includes five double bedrooms, three of which feature en-suite facilities. The principal suite boasts tranquil views over the gardens, a dressing room, and a luxurious en-suite bathroom.

The double aspect living room is centred around a striking open fireplace and is complemented by the lovely, seated bay window area. The double aspect family room, again with a fireplace, and the formal dining room open directly onto the gardens, offering seamless indoor-outdoor living. Complementing the downstairs reception accommodation is the useful study overlooking the front of the property. A generously proportioned games room provides further versatility, while the beautifully fitted kitchen/breakfast room is very much the heart of the home. Recently updated with solid granite worktops, bespoke cabinetry, a boiling water tap, and a macerator, it is complemented by a large larder, utility room, and a gardener's WC.

The property includes a detached, barn-style wooden garage with a self-contained studio/annexe above. Featuring a kitchenette, a bathroom, and all necessary utilities, this space is ideal for guests, a nanny, a home office or teenager.

Set back from a private road owned by Sandacre, the home is accessed via secure electric gates, leading to a sweeping gravel driveway with ample parking and an EV charging point. The landscaped gardens are a true highlight, featuring a large patio for entertaining, a level lawn for play, and a secluded area with raised beds and a garden shed. A pedestrian gate provides direct access to Horsham Road, offering a convenient shortcut to the village centre.







The area

Sandacre is ideally positioned for convenience and connectivity. Shalford station is just 400 yards away, providing direct services to London Waterloo in as little as 46 minutes. Guildford's historic High Street is only 1.9 miles away, offering an array of shops, restaurants, and cultural attractions, while the A3 and M25 provide excellent road links to Heathrow and Gatwick airports.

The picturesque village of Shalford offers a range of amenities, including a village shop, post office, chemist, two pubs, a coffee shop, and both tennis and cricket clubs. Families will appreciate the excellent local schools, including the highly regarded Shalford Infant and Pre-School. Surrounded by beautiful countryside, the area also offers wonderful walking, riding, and cycling opportunities.



Approximate Gross Internal Area 5711 sq ft - 530 sq m

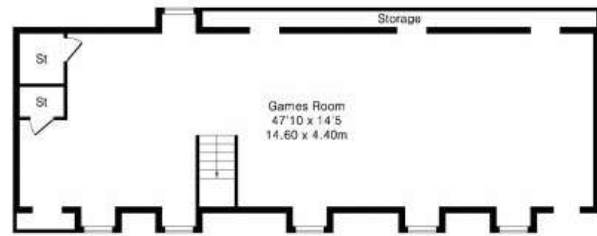
Ground Floor Area 2111 sq ft – 196 sq m

First Floor Area 1918 sq ft – 178 sq m

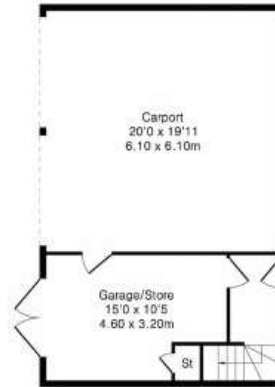
Second Floor Area 711 sq ft – 66 sq m

Outbuilding Ground Floor Area 606 sq ft – 56 sq m

Outbuilding First Floor Area 365 sq ft – 34 sq m



Second Floor



Outbuilding Ground Floor



Outbuilding First Floor



Ground Floor



First 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.

