



Chantries
& Pewleys



The Street
Shalford



INTRODUCING

38 The Street

SHALFORD, GUILDFORD, GU4 8BT

A unique and charming Grade II listed character cottage, dating back to the 17th Century, offering spacious and adaptable accommodation with a private courtyard, outhouses and secluded rear garden of approximately 113ft. all situated within 1 mile of Guildford high street.



GRADE II LISTED



3 BEDROOMS



PRIVATE COURTYARD AREA



113FT PRIVATE REAR GARDEN

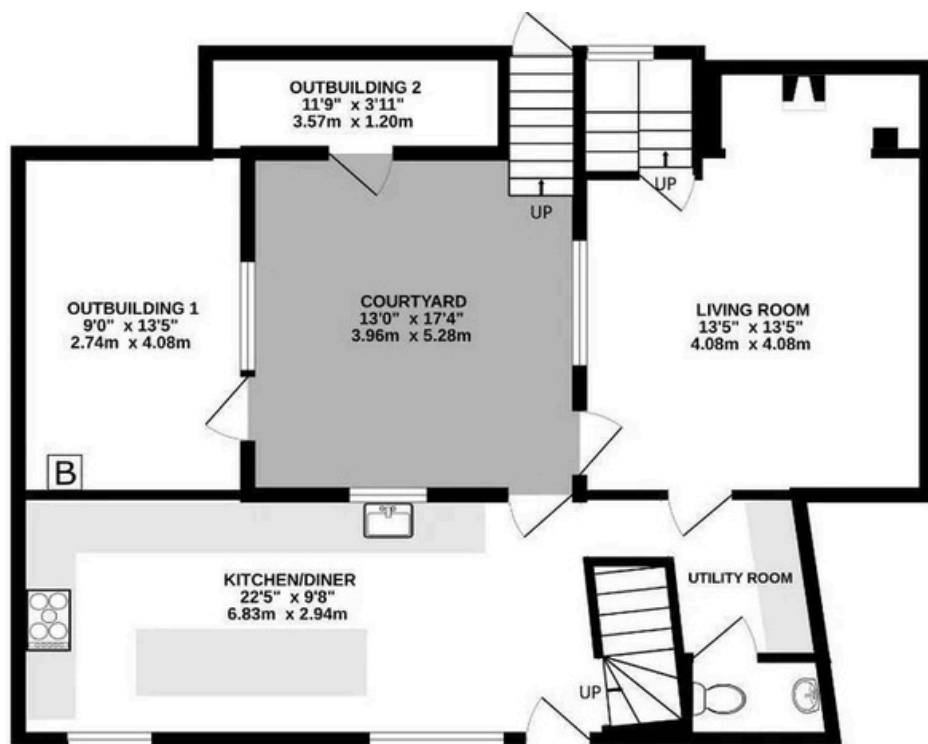
**Tenure: Freehold
Council Tax Band: E
EPC: E**



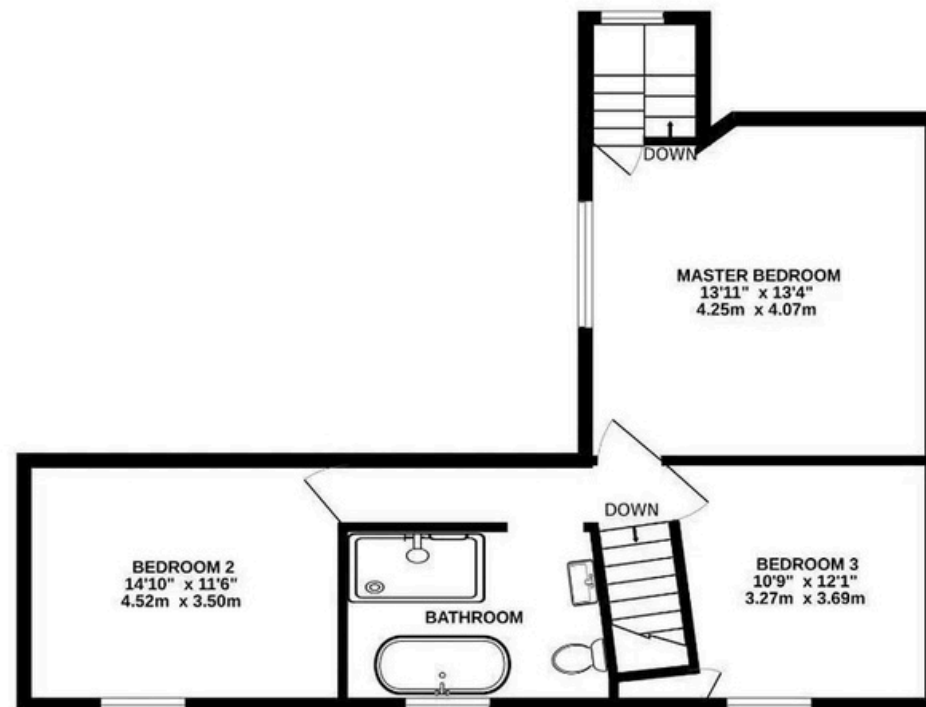








GROUND FLOOR
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
681 sq.ft. (63.3 sq.m.) approx.

TOTAL FLOOR AREA : 1240 sq.ft. (115.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



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