

2 OAKLANDS CLOSE

Shalford



**Chantries
& Pewleys**

ESTATE AGENTS

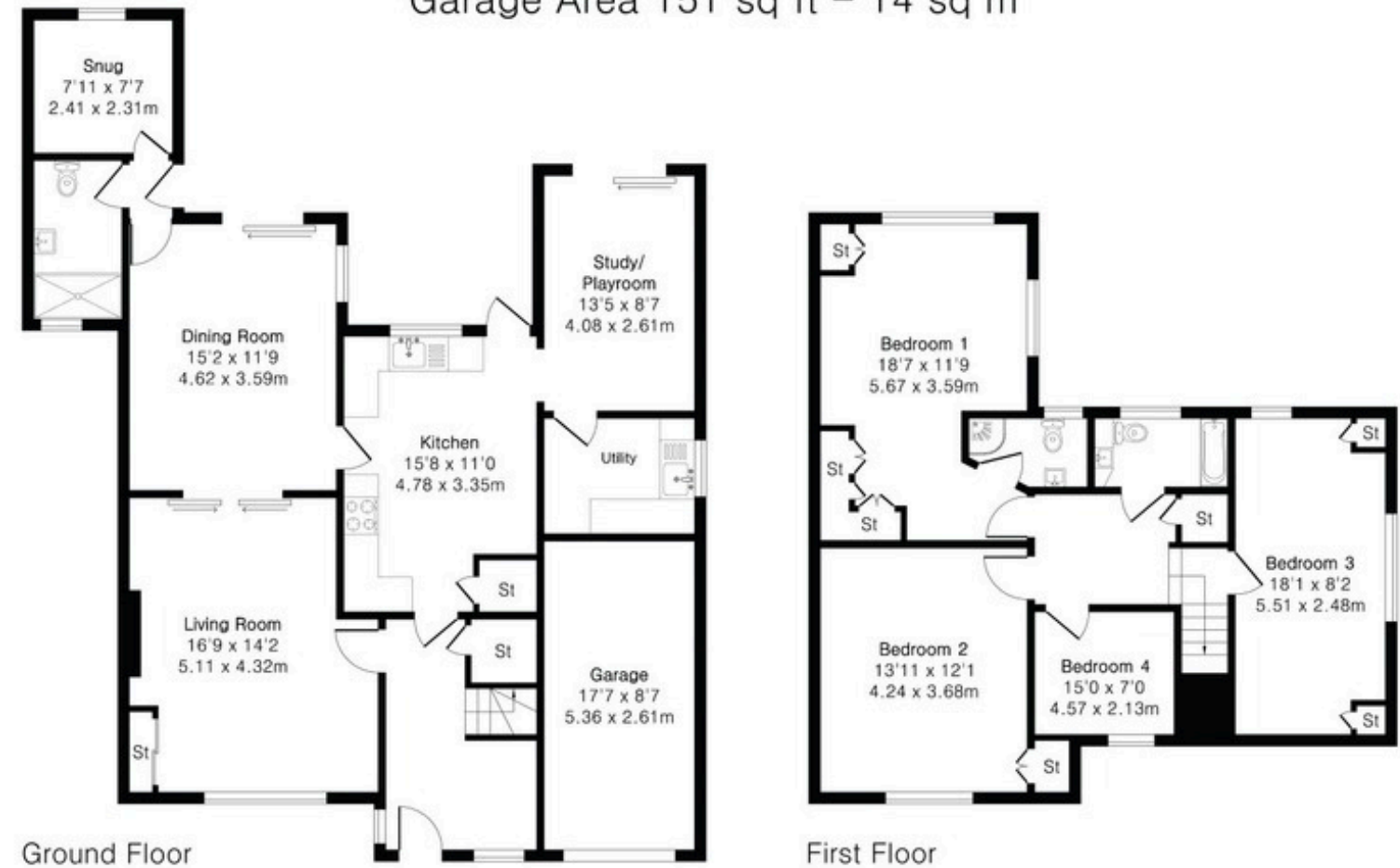


**Approximate Gross Internal Area 1762 sq ft - 163 sq m
(Excluding Garage)**

Ground Floor Area 1006 sq ft – 93 sq m

First Floor Area 756 sq ft – 70 sq m

Garage Area 151 sq ft – 14 sq m



AT A GLANCE

Detached property in an established residential road

Three separate reception areas including snug

Downstairs shower room

Additional study/playroom

Four bedrooms (three doubles, one single)

Principal bedroom with en-suite shower room

Family bathroom

Attached garage

Mature rear garden with established planting

Scope to refurbish, extend or reconfigure (STPP)

Tenure: Freehold. Council Tax Band: G EPC: D

FROM THE AGENT

"Spending time in the house, you notice how adaptable it feels. The layout already offers a good amount of space, but it's the way it could evolve that stands out - whether that's opening up the kitchen, reworking the ground floor, or extending further into the garden. Upstairs, the bedrooms are well spread out, with three comfortable doubles and a fourth room that works as a child's room or office. The garden is another strong point - established, private and a good size, with plenty of potential to shape it over time"

Toni

Toni Humphreys
Sales Associate



FLEIXBLE LIVING

The ground floor is arranged around a series of distinct reception areas, each with its own role. Around the kitchen you have a mix of spaces that can flex depending on how you live - the more formal living and dining rooms (which when the sliding doors are open provide a lovely long space overlooking the garden). The main living room sits to the front, with a separate dining room beyond, creating a more traditional layout that still works well for everyday use. In addition, a snug adds further flexibility - whether for quieter evenings, working from home, or family life that needs a bit of separation between spaces.

The kitchen sits right in the middle of the house, which naturally pulls everything together - a layout that naturally connects the house. The study/playroom provides a wonderful space to either work from or for children to play with supervision from the kitchen. A separate utility room sits off the kitchen, adding practical day-to-day convenience. For buyers looking to modernise, this is also the area where the most value can be added - with clear potential to open up the layout or extend to the rear, subject to the usual permissions.



BEDROOMS & BATHROOMS

Bedrooms & the first floor layout offers well-balanced accommodation for family life. Upstairs, the layout offers four bedrooms, arranged to give a good sense of separation between rooms. The principal bedroom benefits from its own ensuite, while the remaining bedrooms are served by a family bathroom. Three of the rooms are comfortable doubles, with a fourth that works well as a child's bedroom, nursery or additional workspace.



GARDEN & GROUNDS



The gardens & outside space are established, private and ready to be shaped. The garden is a key part of the overall appeal. Laid mainly to lawn, it is bordered by mature planting that provides a good degree of privacy and a sense of enclosure. It's a space that already works well for families, but also offers scope for landscaping or extending the house further into it over time.

Positioned within one of Shalford's most sought-after roads, the house is well placed for village life, with access to local amenities, schools and connections into Guildford. In a well-regarded Shalford setting this property is a house with flexibility at its core - a space to live in now, with clear potential to reshape over time.







 **Chantries & Pewleys**

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