



# THE COACH HOUSE

Shalford, Surrey



ORIGINALLY A COACH HOUSE,  
THIS CHARMING HOME HAS  
BEEN BEAUTIFULLY RESTORED,  
SETTLED IN MATURE AND  
TRANQUIL GARDENS

**Summary of accommodation**

**Ground Floor:** Drawing room | Dining room | Kitchen | Sitting room | Study | Office/bedroom  
Bedroom with en suite | Utility room | Boot room

**First Floor:** Principal bedroom with en suite, dressing room and balcony | Two bedrooms | Family bathroom

**Garden and Grounds:** Summer house | Garage | Store room and workshop

**Distances:** Shalford Parade 0.6 miles, Guildford's Upper High Street 2.2 miles, Central London 35.6 miles, Shalford Railway Station 0.8 miles (from 42 minutes to London Waterloo), Guildford station 2.8 miles (from 34 minutes to London Waterloo)  
A3 (Guildford northbound) 3.8 miles, A3 (Guildford southbound) 3.6 miles, M25 (Junction 10) 11.4 miles  
Heathrow Airport 28.1 miles, Gatwick Airport 24.5 miles (All distances and times are approximate)

## SITUATION

Surrounded on three sides by the Surrey Hills Area of Outstanding Natural Beauty, Guildford is a popular choice for enjoying both town and country living and within 30 miles of central London.

Guildford provides extensive shopping, restaurants, bars, entertainment and sporting facilities, with historic buildings providing backdrops at every turn. In the centre is the medieval Guildford Castle with landscaped gardens and views from its square tower. The town hosts both a bustling Friday and Saturday market as well as a farmer's market on the first Tuesday of each month.

**Schools:** Royal Grammar School and Royal Grammar Preparatory School, Guildford High School, Tormead, George Abbot School, St Peter's Catholic School, St Thomas of Canterbury Catholic School, Guildford County School, Pewley Down Infant School, Holy Trinity Junior School, Boxgrove Primary School, St Catherine's, Charterhouse, Aldro.

**Amenities:** G Live, Yvonne Arnaud Theatre, Pit Farm Tennis Club, Merrow Tennis Club, Surrey Sports Park, Spectrum Leisure Centre, Bramley Golf Club, West Surrey Golf Club, Guildford Golf Club, Worplesdon Golf Club.





## THE COACH HOUSE

Situated within the Surrey Hills AONB, this characterful home is believed to date back to circa 1690 and has been thoughtfully extended to offer a flexible five-bedroom layout ideal for modern family life or multi-generational living. Retaining many original features such as exposed beams, chalk walls and slate floors, the property includes three reception rooms, a large kitchen with adjoining utility, and a separate scullery.

The Coach House features a spacious entrance hall, from which the sitting room, dining room, and kitchen are all accessed. The kitchen benefits from an abundance of natural light, creating a wonderful sense of space and enjoys views of the beautiful landscaped garden.









Approximate Gross Internal Area = 203.7 sq m / 2193 sq ft  
 Store Room & Workshop = 28.0 sq m / 301 sq ft  
 Summer House = 7.0 sq m / 75 sq ft  
 Total = 238.7 sq m / 2569 sq ft

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.





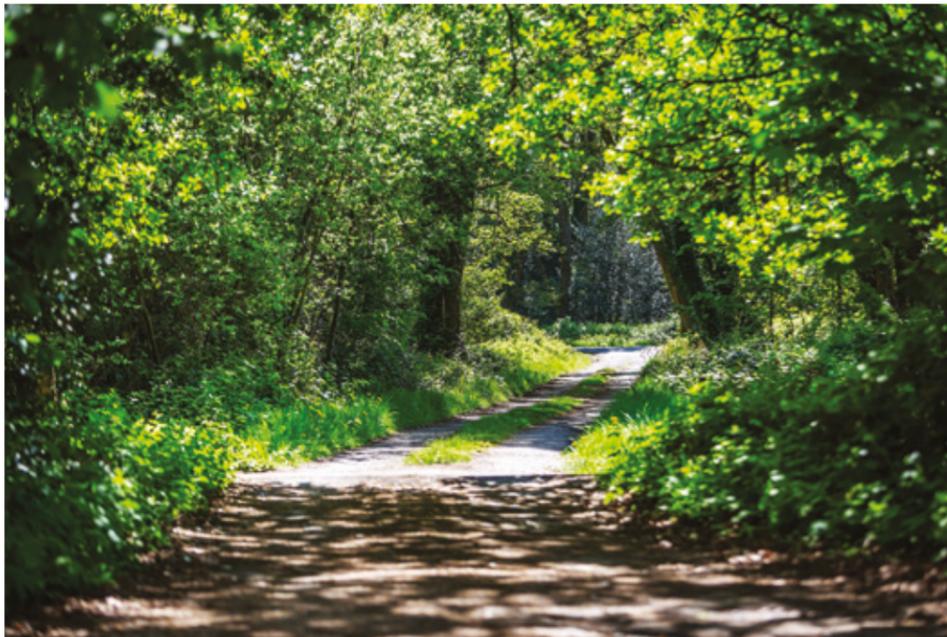
## GARDEN AND GROUNDS

The gardens at The Coach House are a wonderful feature of the property, with a variety of mature plants, trees, and hedges providing complete privacy. The flat lawns are beautifully maintained and bordered by vibrant flower beds. Double doors from both the sitting room and office open onto the garden, while a decked area off of the sitting room offers an ideal space for entertaining. All the west-facing rooms which includes the upstairs bedrooms, kitchen, study, sitting room and office have views of the garden.

In the garden there's a summer house, a large greenhouse and raised beds throughout. The detached store room and workshop, the size of a double garage has potential for conversion to a studio or home office (subject to planning), and the site of former outbuildings may offer scope for further development.







## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water, electricity, drainage, gas central heating.

**Local Authority:** Guildford Borough Council

**Council Tax:** Band G

**Tenure:** Freehold

**EPC Rating:** C

**Directions**

**Postcode:** GU4 8HP

**What3words:** ///congratulations.leads.host

**Viewings:** Viewing is strictly by appointment through Knight Frank.

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