

22 STATION ROAD

Shalford



**Chantryes
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Two-bedroom terraced home
- Two separate reception rooms
- Front sitting room with built-in storage
- Separate dining room
- Fitted kitchen with timber worktops
- Ground floor bathroom
- Lovely garden
- Separate office
- Central Shalford position

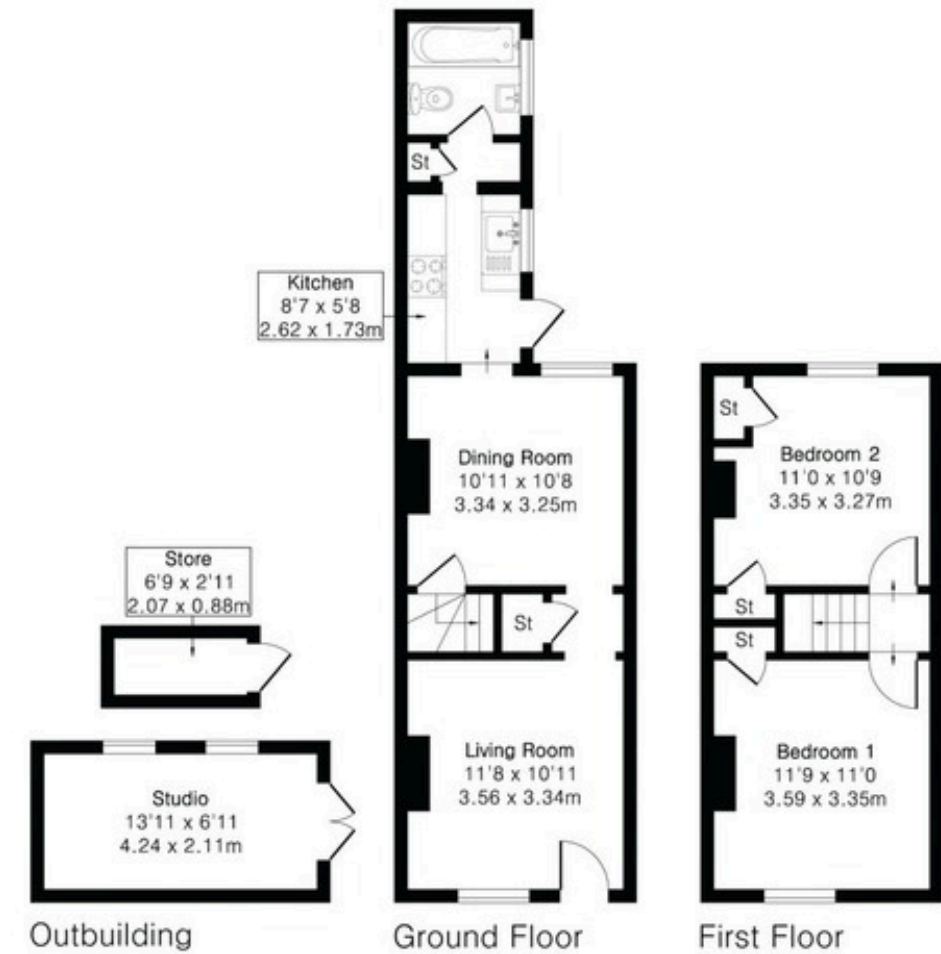
Tenure: Freehold. **Council Tax Band:** D. **EPC:** D

**Approximate Gross Internal Area 678 sq ft - 63 sq m
(Excluding Outbuilding)**

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 287 sq ft – 27 sq m

Outbuilding Area 116 sq ft – 11 sq m



FROM THE AGENT

"The house has a traditional arrangement of separate rooms, and that works particularly well here. The sitting room is kept away from the kitchen, while the dining room sits between the two and has a direct connection through to the garden. The outside space is another important part of it. The garden has enough length to create some separation between the house and the detached office, giving anyone working from home a proper change of environment. All of that comes with a very central Shalford position, convenient for the station, village shops and green."

Toni

Toni Humphreys
Associate



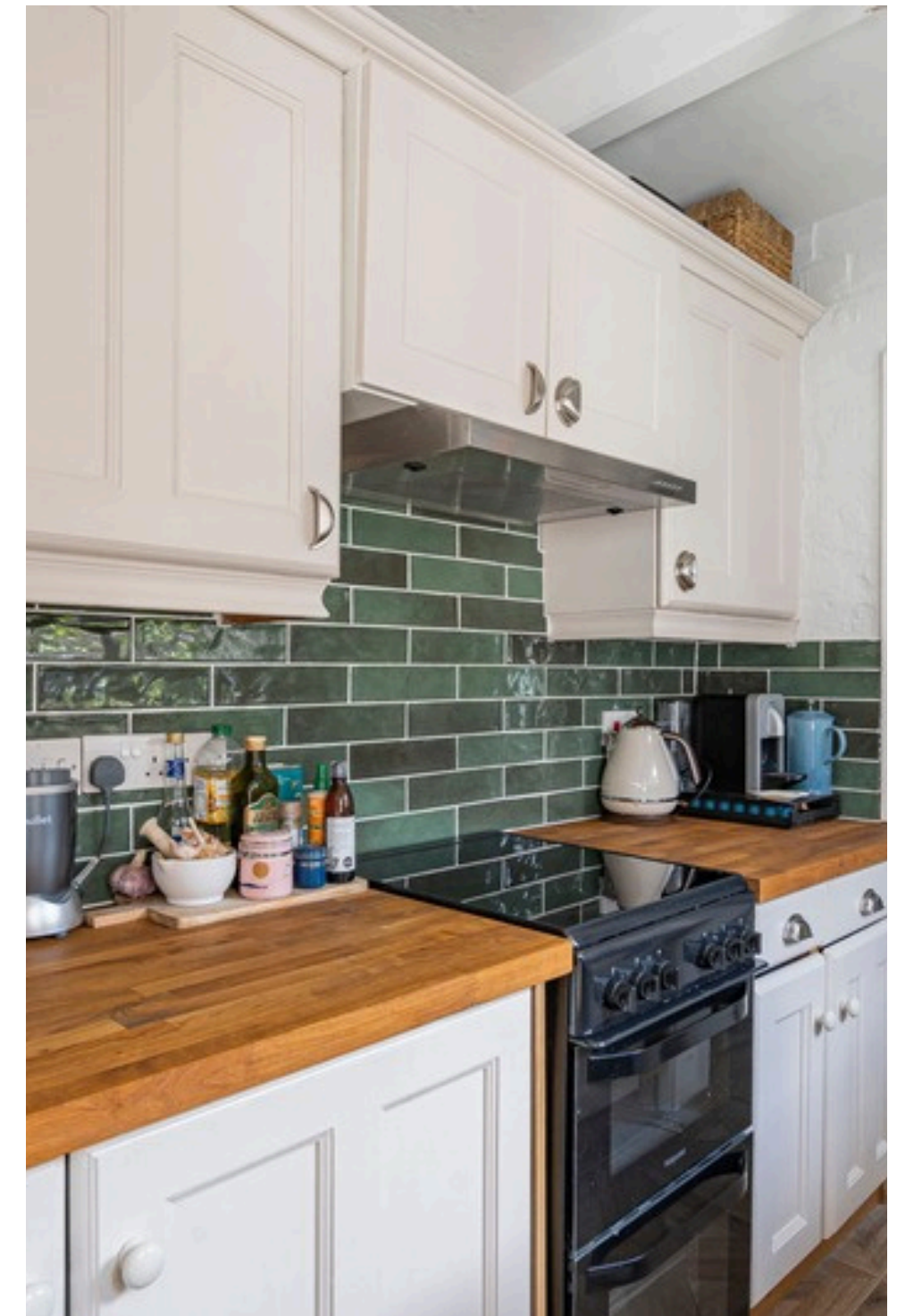
LIVING & DINING

The accommodation begins with a separate sitting room at the front of the house. Exposed timber flooring, an open fireplace and fitted shelving and cupboards give the room much of its character, while the front window brings natural light into the space.

Behind this is the dining room. Its position between the sitting room and kitchen makes it central to how the ground floor works. There is room for a dining table without asking the sitting room to serve two purposes, and glazed doors at the rear provide a visual connection towards the garden.

The separation between these two rooms is useful. The front of the house can remain a dedicated place to sit, while the dining room naturally becomes part of the everyday route between the kitchen and garden.





COTTAGE KITCHEN

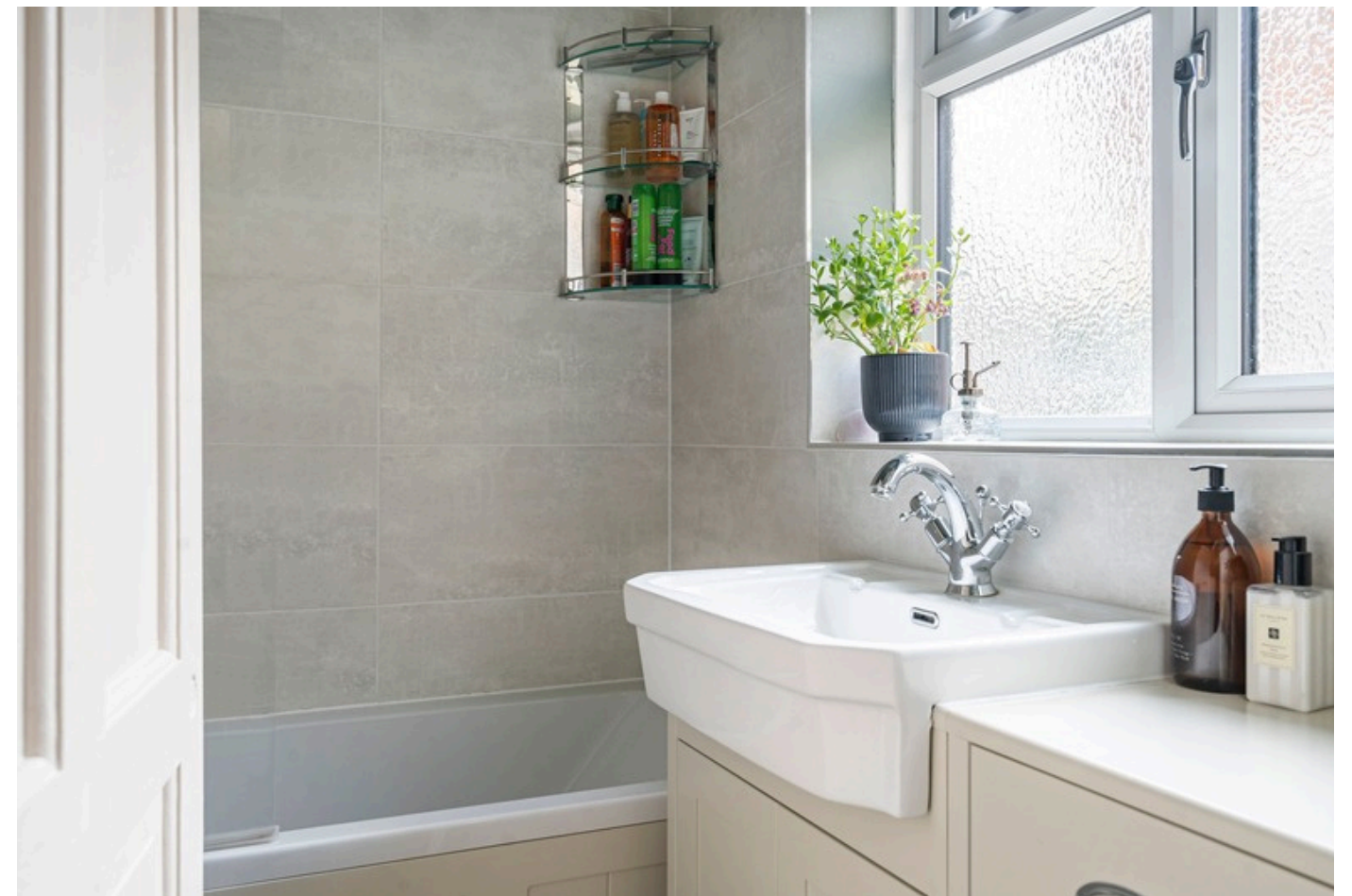
The kitchen extends beyond the dining room and uses a galley-style arrangement, with cabinetry and work surfaces running along both sides. Painted units are paired with timber worktops and green tiled splashbacks. A glazed external door brings additional light into the room and provides direct access outside. The layout keeps preparation and storage concentrated within the kitchen while leaving the adjoining dining room free for eating and gathering.

BEDROOMS & BATHROOMS

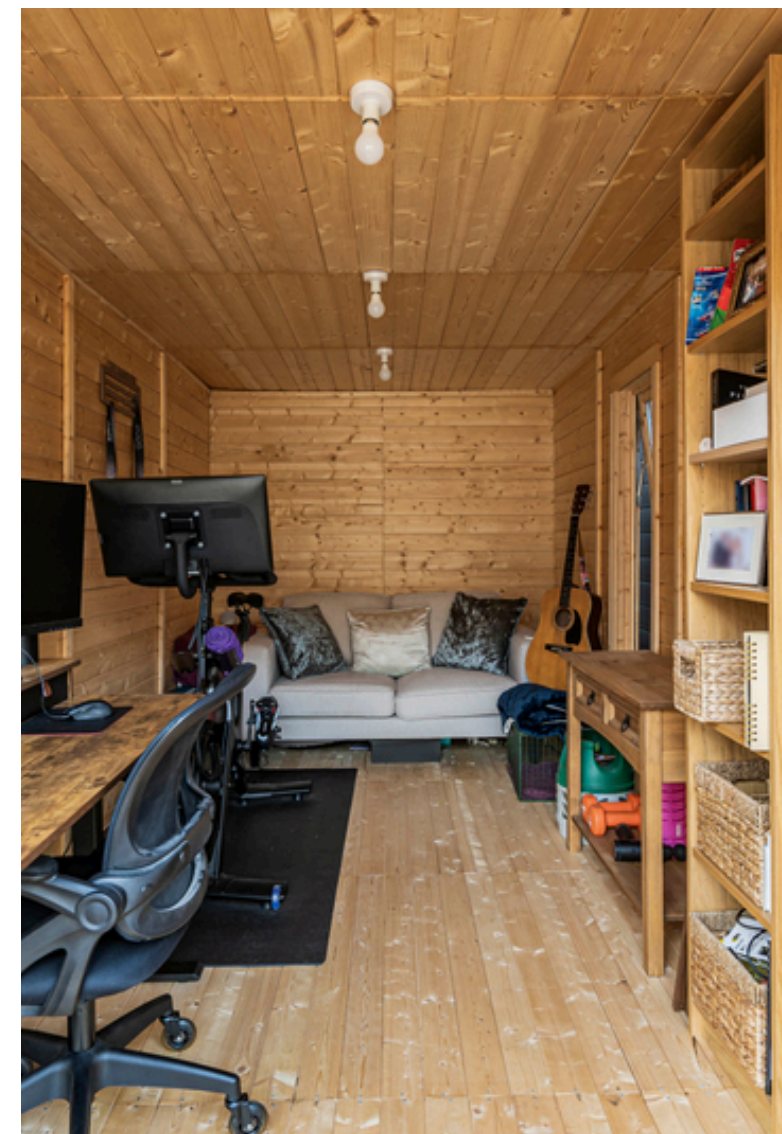
There are two bedrooms on the first floor. The principal bedroom is positioned at the front and is the larger of the two. The photography shows room for a double bed and additional furniture without crowding the room.

The second bedroom sits to the rear and is currently arranged to accommodate both a sofa and desk. This demonstrates useful flexibility for a guest room or additional working space, although the detached office means a bedroom does not need to be given over to home working.

The bathroom is on the ground floor, beyond the kitchen, and includes a bath with shower over, WC and wash basin. The property benefits from a large loft area providing scope for a variety of uses, subject to the usual planning permissions..



THE GARDEN & SETTING



This two-bedroom terraced home sits in the centre of Shalford, placing everyday village amenities close at hand. Shalford station, the local shops and village green are all conveniently reached from the house. It is a position that makes the village itself a practical part of day-to-day life rather than somewhere that needs to be reached by car. The house has a traditional red-brick frontage, with a small enclosed front garden setting it back from the road.

The rear garden adds to the usable space of the house. It has good depth, with planted beds, established shrubs and areas for outdoor seating. The garden extends away from the house towards the detached outbuilding at the far end. That outbuilding is currently fitted out as a home office with wired internet connectivity for fast speed connection. Timber-lined walls and ceiling, power and space for desks create a clearly defined working environment away from the main accommodation. Its position at the end of the garden is particularly useful. There is physical separation between home and workspace, while the office remains only a short walk from the back door.



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