

GROVE COTTAGE

Shamley Green





AT A GLANCE

Detached four-bedroom home

Sought-after Shamley Green setting

Approximately 1,608 sq ft / 149 sq m

22' open-plan kitchen and dining room

Large central kitchen island

Direct access from the main living space to the garden

Separate front sitting room with fireplace

Utility room and ground-floor cloakroom

Two first-floor bathrooms

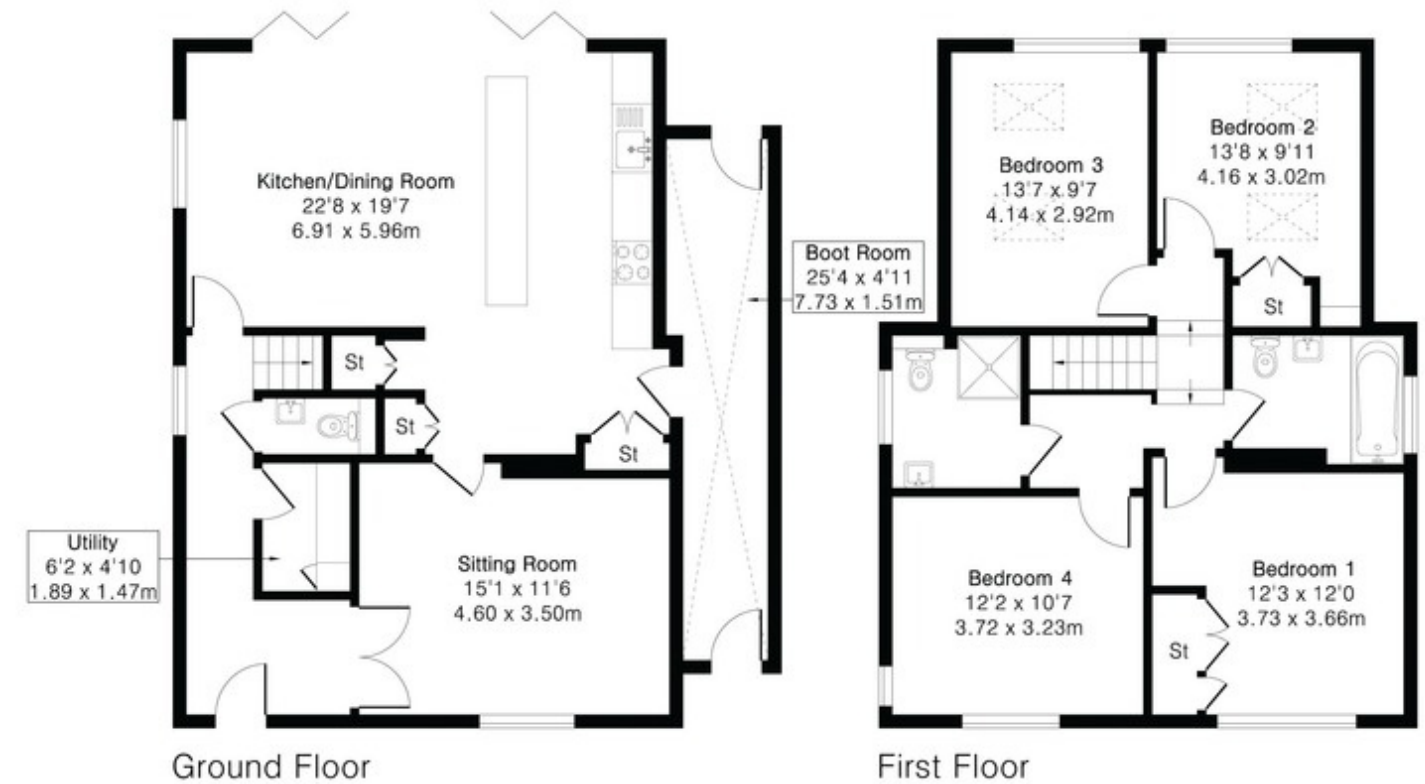
Generous gravelled frontage and established rear garden

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

Approximate Gross Internal Area 1608 sq ft - 149 sq m

Ground Floor Area 875 sq ft - 81 sq m

First Floor Area 733 sq ft - 68 sq m





FROM THE AGENT



"The 22' kitchen/dining room gives the house its focus. The island sits at the centre of the kitchen, with a clearly defined dining area alongside and wide doors opening straight onto the terrace. It means the room works for ordinary day-to-day use, but there is also enough space when more people are around.

I also like that the sitting room has remained separate. It gives the ground floor somewhere quieter to retreat to, rather than asking one open-plan room to do everything."

Toni

Toni Humphreys
Associate





QUIET & PEACEFUL RECEPTION SPACE

The sitting room is positioned separately at the front of the house. Windows bring in light from two aspects, while a fireplace provides a natural focal point. Its separation from the kitchen/dining room is important. It gives the house a quieter living space away from the activity at the rear, and allows the two principal reception areas to serve genuinely different purposes. The ground floor is completed by a separate utility room and cloakroom, keeping practical functions away from the main kitchen.



HEART OF THE HOUSE

The main living space sits across the rear of the house and is the room around which much of the ground floor works. At approximately 22' in length, the kitchen and dining areas have enough room to form distinct zones without becoming disconnected.

The kitchen is arranged around a substantial central island, providing additional preparation space as well as informal seating. A long run of cabinetry and worktop sits behind it, keeping the working part of the kitchen clearly defined.

Alongside is the dining area, with room for a large table and further furniture. Wide glazed doors open directly onto the rear terrace. In warmer weather, that connection allows meals and day-to-day life to move naturally between the house and garden.



BEDROOMS & BATHROOMS

Four bedrooms are arranged across the first floor. The principal bedroom is a good-sized double, with fitted storage. The remaining three rooms provide a mix of double and single bedroom space, with rooflights bringing additional natural light into two of the rooms.

There are two bathrooms on this floor. One has a bath with a glazed shower screen, while the other is arranged with a separate shower enclosure. This gives the four bedrooms useful flexibility without relying on a single family bathroom.





GARDEN & GROUNDS

Set in sought-after Shamley Green, this detached home combines a generous frontage with an established garden to the rear. The approach is particularly useful. A broad gravelled area sits in front of the house, providing plenty of space for off-road parking, with mature planting softening the boundaries and a covered entrance marking the front door.

The rear garden has been arranged as a series of distinct areas rather than one open expanse. Immediately outside the kitchen/dining room is a broad paved terrace, creating a direct outdoor extension of the main living space. Established beds, clipped shrubs and mature planting add structure around the seating areas. Beyond this is a more informal section of garden with trees, further planting and a productive area with raised beds and a greenhouse. The different sections give the garden variety, while established boundaries create separation from neighbouring plots. To the front, the broad gravelled driveway provides substantial off-road parking and gives the house a good degree of separation from the road.





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