



Chantries
& Pewleys



The Common
Shalford



INTRODUCING

8 Woodbine Cottages

THE COMMON, SHALFORD, GU4 8JF

Overlooking the village green, this charming cottage offers light-filled and versatile living, with a welcoming dining/family room at the front and a spacious dual-aspect sitting room opening to the conservatory and garden. A well-equipped kitchen, utility area and ground-floor bathroom add practicality, while upstairs two double bedrooms with fitted wardrobes and a modern bathroom provide comfortable accommodation. A rare and appealing home in a highly sought-after village setting.



2 BEDROOMS



2 RECEPTION ROOMS



CONSERVATORY



GARAGE/OFFICE

Tenure: Freehold

Council Tax Band: E

EPC: D











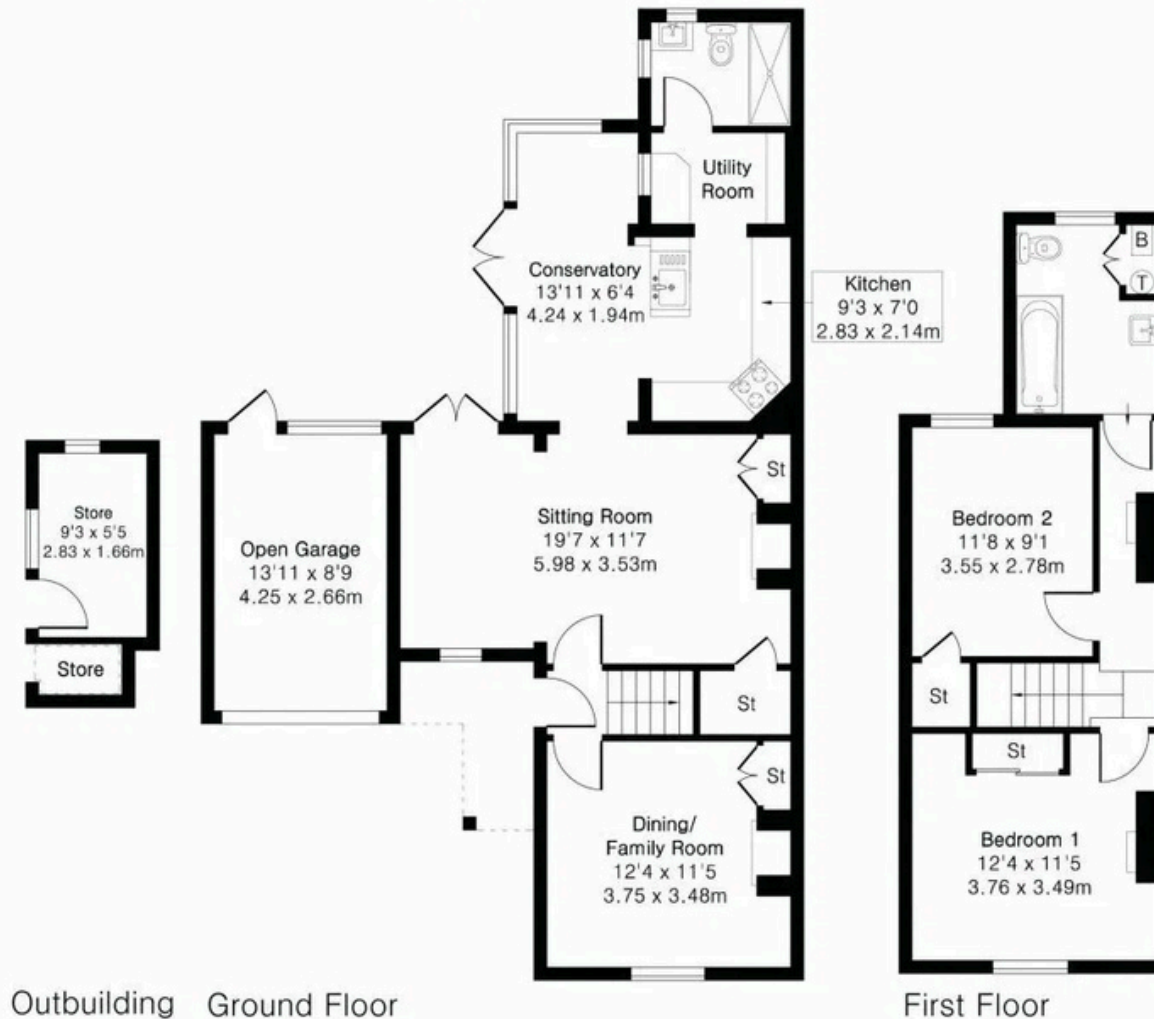
**Approximate Gross Internal Area 1062 sq ft - 98 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 660 sq ft – 61 sq m

First Floor Area 402 sq ft – 37 sq m

Garage Area 122 sq ft – 11 sq m

Outbuilding Area 62 sq ft – 6 sq m





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