

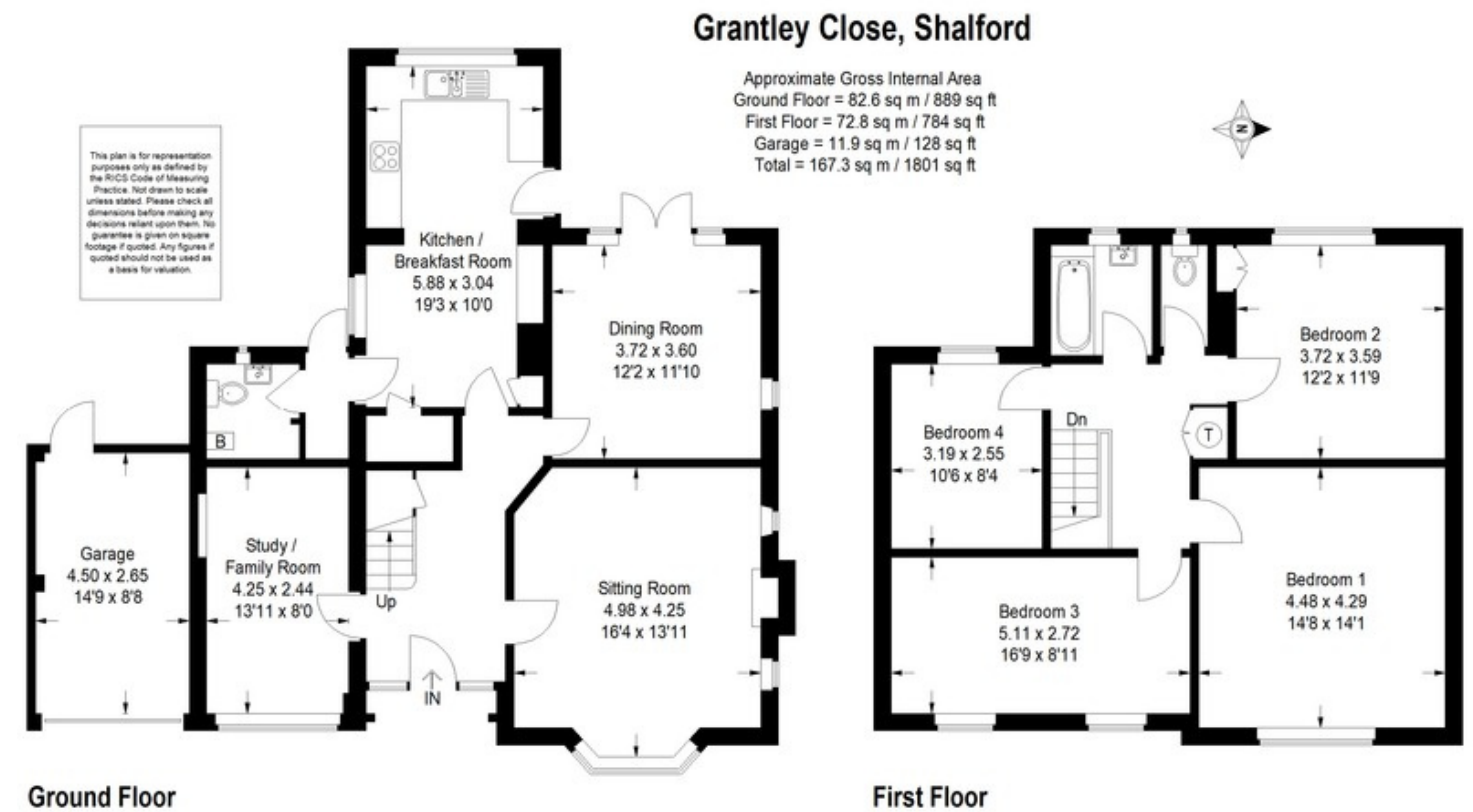
29 GRANTLEY CLOSE

Shalford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Detached family house in central Shalford
- Sitting room with bay window
- Separate dining room opening to the garden
- Kitchen/breakfast room approaching 19ft
- Additional study / family room
- Ground floor cloakroom and utility area
- Four first-floor bedrooms
- Mature surrounding gardens
- Driveway parking and attached garage
- Scope to enlarge further, subject to permissions

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

FROM THE AGENT

"The setting within Grantley Close stands out straight away, but it's the way the ground floor works that gives this house its appeal. The kitchen and dining spaces connect naturally to the garden, while the separate sitting room and additional study create flexibility without losing the character of the original layout"

Toni

Toni Humphreys
Associate



NATURAL LIGHT

The sitting room is the principal reception space and is centred around a bay window overlooking the front garden. The proportions here create a room that works equally well for quieter evenings or larger gatherings, while the window draws natural light through the space across the day. To the rear, the dining room provides a more direct relationship with the garden through doors opening outside. Positioned between the main reception areas and kitchen, it supports everyday use rather than feeling like a room reserved for occasional occasions.

The kitchen/breakfast room becomes the natural hub of the house. Extending to almost 19ft in length, there is space for cooking and informal dining without compromising circulation. Garden access strengthens the connection outside and makes this a practical day-to-day space, particularly through the warmer months. A utility area and cloakroom sit alongside and support the functioning of the ground floor.

Positioned separately from the main reception rooms, the additional study/family room gives useful flexibility. It works comfortably as a home office, playroom or secondary sitting room depending on requirements and allows changing needs over time without altering the main living areas.



FIRST FLOOR

The first floor is arranged around a generous central landing which contributes to the overall sense of space and also presents future opportunity should loft conversion be considered, subject to permissions. There are four bedrooms in total, each with comfortable proportions and practical layouts for family life.

The principal bedroom sits to one side of the house, while the remaining bedrooms provide flexibility for children, guests or workspace where required. The family bathroom serves the first floor alongside a separate WC arrangement.





Grantley Close sits in the centre of Shalford and remains a location that continues to attract long-term ownership. The village combines day-to-day convenience with a more established residential feel, while offering access to local shops, schools, country walks and Shalford station with connections into Guildford and beyond. Set behind mature planting and driveway parking, the house has a settled position within the road and retains many of the proportions and details associated with its original design.

The gardens are a real feature of the property being established with mature shrubs and planting, creating a softer outlook from both the house and outside spaces. To the front, a driveway provides parking and leads to the attached garage, offering storage alongside everyday practicality.







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