

7 HOLBROOK CLOSE

Shalford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Terraced property in a quiet position close to Shalford
- Three bedroom family home
- Kitchen/dining room with integrated appliances
- Living room with garden access
- Ground floor study
- Principal bedroom with en suite shower room
- Family bathroom
- Southerly facing rear garden
- Two allocated parking spaces
- Convenient access to Guildford and London services

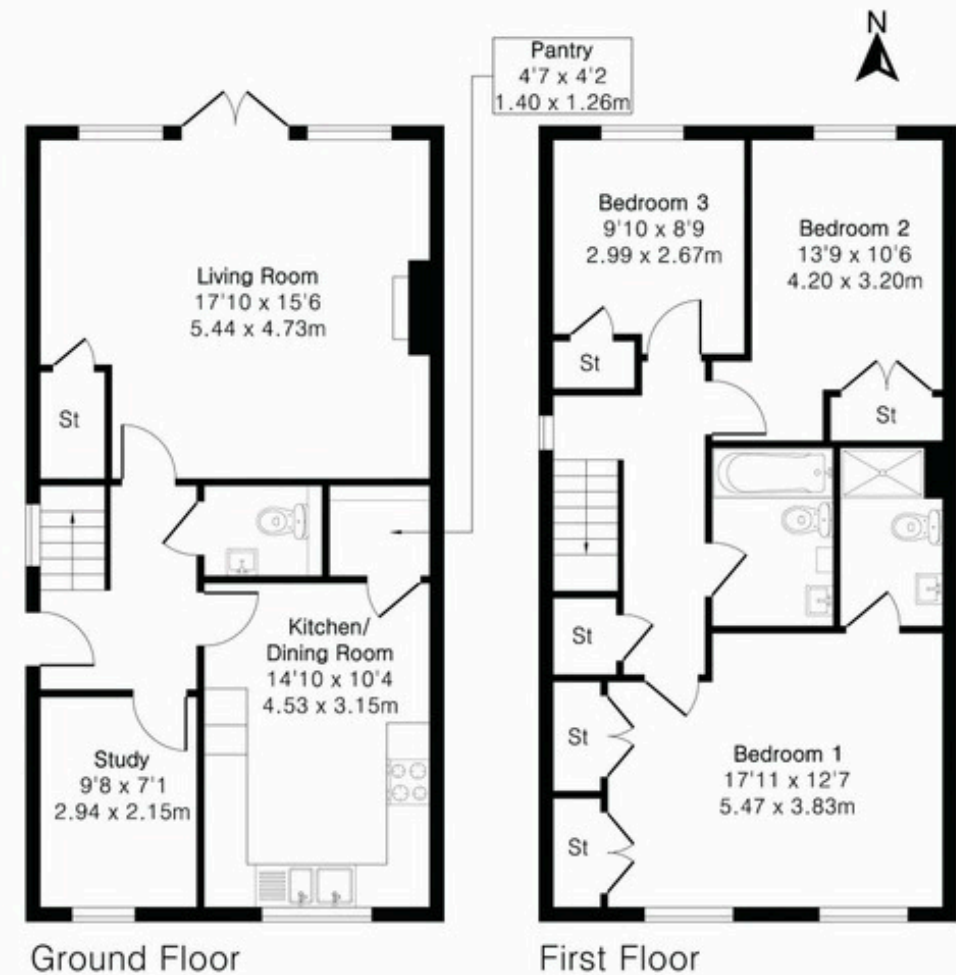
Tenure: Freehold. Council Tax Band: E EPC: C



Approximate Gross Internal Area 1256 sq ft - 116 sq m

Ground Floor Area 628 sq ft – 58 sq m

First Floor Area 628 sq ft – 58 sq m



FROM THE AGENT

The layout of this house suits modern family life particularly well, with the main living space arranged overlooking the rear garden and enough separation between rooms to give flexibility day to day. The living room benefits from double doors opening directly onto the southerly facing garden, while the kitchen/dining space has the scale to work as a genuine everyday hub rather than simply a functional kitchen.

Upstairs, the bedroom arrangement is practical and well considered, with built-in storage across all three rooms and a principal bedroom that sits comfortably away from the secondary accommodation with its own en suite shower room. The position is another strong point. Shalford village centre, the station and local schools are all close by, while Guildford remains easily accessible for wider shopping, restaurants and fast London connections.

Toni

Toni Humphreys
Associate



GROUND FLOOR

The kitchen/dining room sits at the front of the ground floor and has been arranged to support everyday family use. Granite worktops and integrated appliances provide a clean, practical finish, while the layout allows space for dining without compromising circulation through the room. The connection to the adjoining pantry area helps keep the main kitchen space uncluttered, particularly during busier family routines.

Positioned across the rear of the house, the living room is the main sitting area and benefits from double doors opening directly onto the garden. The proportions work well for both everyday use and larger gatherings, while the southerly aspect brings good natural light into the room throughout the day. The relationship between the house and garden is a particular strength here, especially during warmer months when the doors remain open and the outside space becomes a natural extension of the room.

A separate study at the front of the house provides useful flexibility for home working, reading or quieter day-to-day use away from the main living areas. The ground floor also includes a useful cloakroom.



BEDROOMS & BATHROOM

The first floor arrangement is straightforward and functional, with three bedrooms positioned around a central landing. The principal bedroom is notably generous in scale and includes built-in wardrobes alongside an en-suite shower room. The remaining bedrooms also include fitted storage, making the house practical for longer-term family occupation rather than occasional use. A family bathroom serves the secondary bedrooms.



GARDEN & SETTING

To the rear, the garden has been landscaped for relatively low maintenance while still providing usable seating and planting areas. Its position directly off the living room allows the outside space to connect naturally with the house. The property also benefits from two allocated parking spaces.

Set within a quiet and well-established position close to the centre of Shalford, this modern family home combines practical accommodation with a layout that works well for day-to-day living. The village shops, station and local amenities are all within easy reach, while surrounding countryside provides access to walking, cycling and riding routes nearby. Shalford itself remains one of the area's most established village settings, with a good range of local amenities including a village shop, post office, coffee shops, pubs, tennis club and cricket club, alongside well-regarded local schooling.





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