

# HIGHBURY

Farncombe



Chantries  
& Pewleys

ESTATE AGENTS



# AT A GLANCE

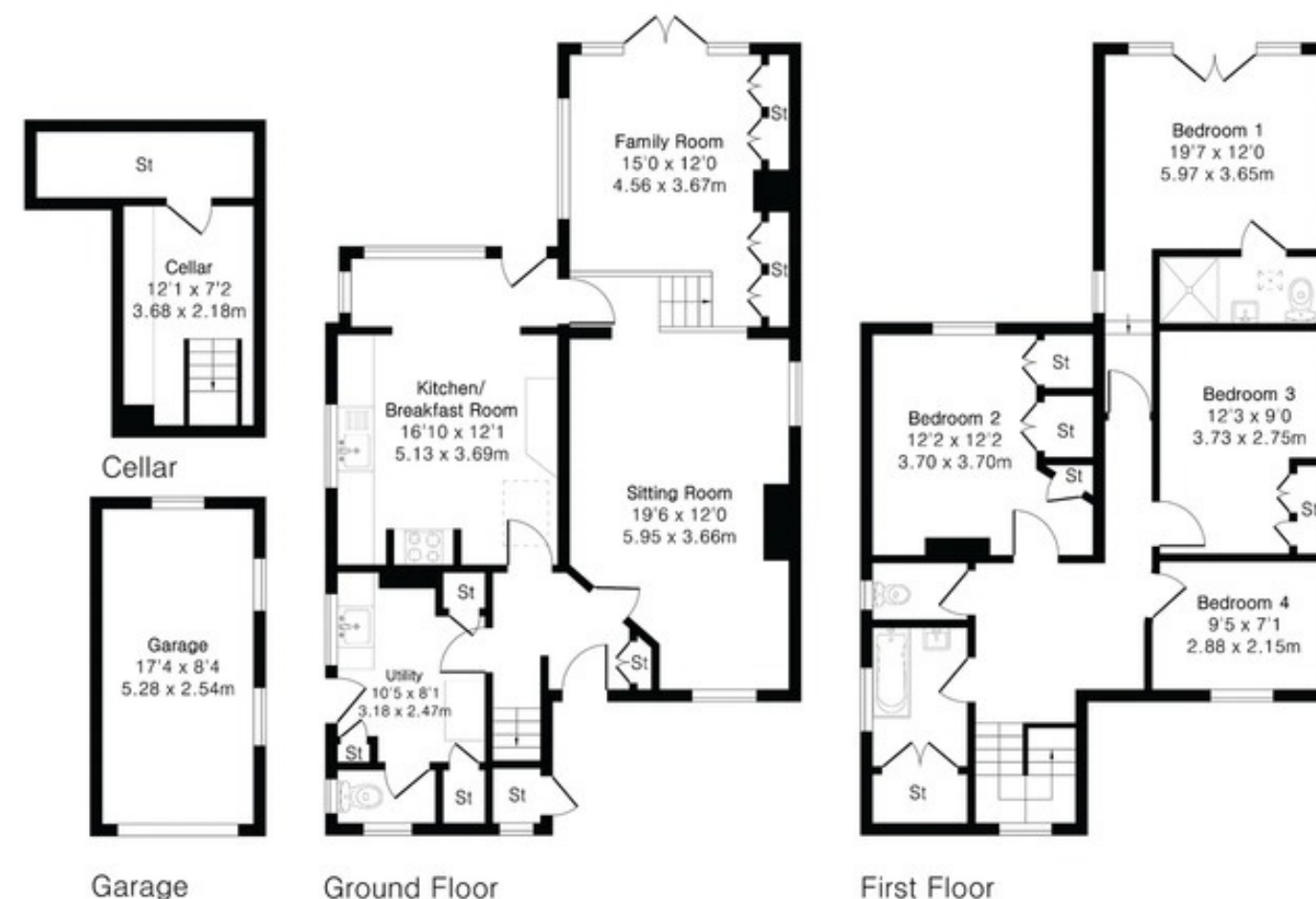
Detached four-bedroom family home  
 Elevated position with far-reaching views  
 Separate sitting room  
 Split level family room with doors to garden deck  
 Kitchen/breakfast room with separate utility  
 Over 1,685 sq ft of accommodation (excluding garage)  
 Principal bedroom with en suite and Juliet balcony  
 Detached garage and driveway parking  
 EV charging point  
 Mature rear garden with generous entertaining terrace  
 Walking distance to the mainline station, schools and shops

**Tenure:** Freehold. **Council Tax Band:** F. **EPC:** C



**Approximate Gross Internal Area 1685 sq ft - 156 sq m  
(Excluding Garage)**

Cellar Area 133 sq ft – 12 sq m  
 Ground Floor Area 801 sq ft – 74 sq m  
 First Floor Area 751 sq ft – 70 sq m  
 Garage Area 144 sq ft – 13 sq m





# FROM THE AGENT



The views are what set this house apart.

From the principal bedroom and the rear living spaces, you look across the rooftops towards the Hogs Back and the North Downs, while the split-level layout creates living areas that each have their own purpose without losing their connection to one another.

This home is equally well positioned for everyday life, within walking distance of the mainline station, local shops and village pubs, while remaining tucked away in an established residential setting.

Warmly,

*Andrew*

Andrew Blagden,  
Associate





# RECEPTION SPACES

The layout has been designed around two distinct living areas, each offering a different way to use the house. To the rear, the split-level family room is the standout space.

Full-width glazed doors open directly onto an elevated deck, allowing the terrace to become part of the room during the warmer months with a sun awning.

The sitting room is open plan and split level with the family room, and has a feature fireplace making it equally suited to everyday family life or more formal entertaining.



# KITCHEN & DINING



The kitchen/breakfast room sits at the heart of the ground floor, providing plenty of workspace and cupboards as well as room for a dining table with large picture windows bringing in natural light.

There is a cellar beneath the kitchen with a floor hatch as well as access from outside.

A separate utility room keeps laundry and household storage away from the main kitchen and also provides external access, helping the practical side of the home work just as well as the entertaining spaces.



# BEDROOMS & BATHROOMS

The first floor provides four bedrooms arranged around a large central landing.

The principal bedroom enjoys the best of the elevated outlook, with French doors opening to a Juliet balcony overlooking the garden and distant countryside beyond. Fitted wardrobes provide extensive storage and the room is complemented by an en suite shower room.

Three further bedrooms offer flexibility for children, guests or home working and are served by a family bathroom fitted with a bath and overhead shower.







# GARDEN & SETTING

The rear garden has been arranged across different levels to reflect the position of the house. A raised deck sits immediately outside the family room, creating a natural extension of the living space and a place to enjoy the far-reaching views. Steps lead down to the main garden, where established planting surrounds an open central area with space for seating and family activities.

The detached garage sits to the side of the property, complemented by driveway parking to the front with EV charging point.

Occupying an elevated position within an established residential road, this detached home enjoys one of its strongest features before you even step inside.

The rear elevation looks across neighbouring rooftops towards the Hogs Back, Guildford and the North Downs, giving many of the principal rooms an open outlook. Despite its peaceful position, the mainline station, village shops, schools and local pubs are all within walking distance.





## Chantries & Pewleys

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