

4 JUNIPER PLACE

Shalford



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

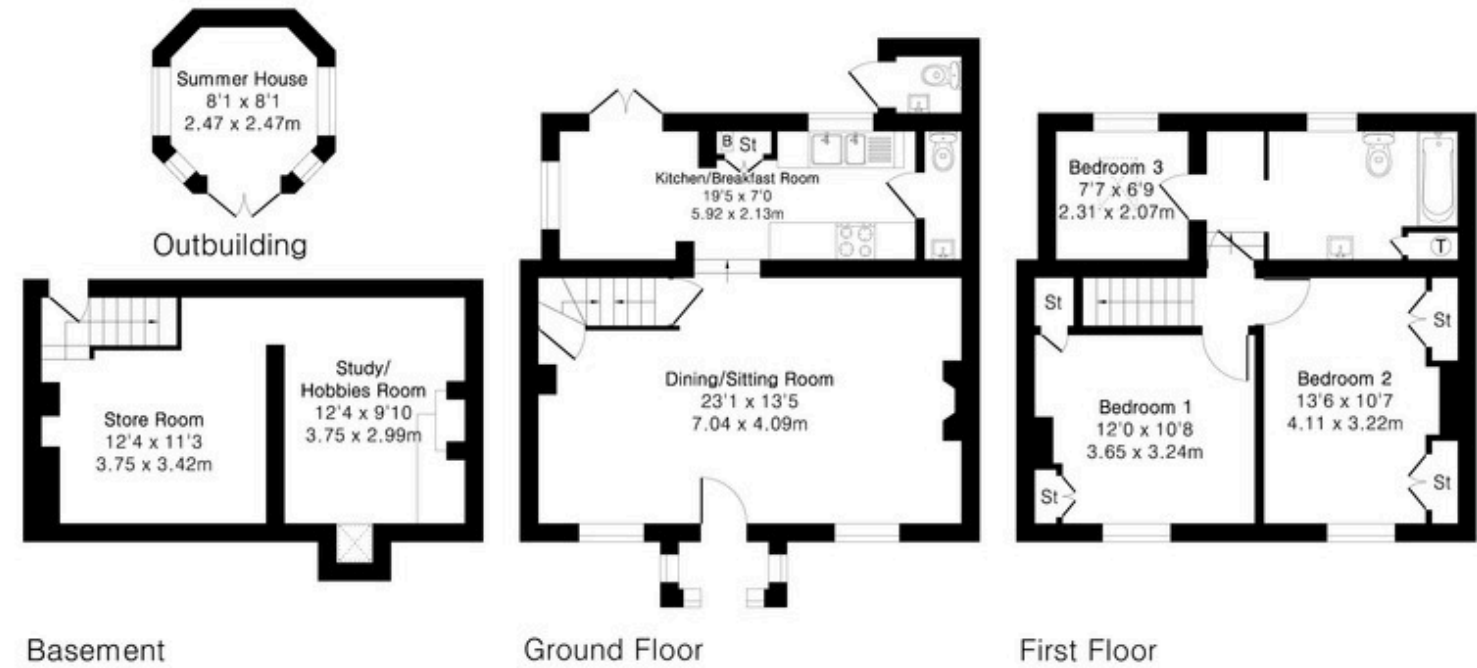
- Period cottage overlooking Shalford Common
- Views across open green space from the front elevation
- Updated kitchen/breakfast room
- Open sitting and dining room with fireplace
- Lower ground floor with flexible study/hobbies space
- Cloakroom to the ground floor
- Cottage-style rear garden with summer house
- Access to the residents' lake area
- Close to Shalford village, station and Guildford town centre
- 609 years remaining on the lease

Tenure: Leasehold
Council Tax Band: E.
EPC: D



Approximate Gross Internal Area 1294 sq ft - 120 sq m (Excluding Outbuilding)

Basement Area 293 sq ft – 27 sq m
Ground Floor Area 500 sq ft – 46 sq m
First Floor Area 491 sq ft – 46 sq m
Outbuilding Area 59 sq ft – 6 sq m



FROM THE AGENT

"The position here is difficult to overlook. Facing directly onto Shalford Common with open views from the front rooms, the house combines a period cottage setting with a layout that offers more flexibility than first expected, particularly with the additional lower ground floor space and access to the lake beyond."

Andy

Andy Moran
Director



LIVING SPACES

The main reception room is the natural centre of the house and deservedly takes the focus. Arranged as an open sitting and dining space, it works as one connected room while still creating clear areas for different uses. Natural light comes in from both aspects and the fireplace provides a focal point within the sitting area, with fitted shelving and simple detailing helping retain the cottage character without making the room feel formal. The proportions allow for a dining table and a more relaxed seating arrangement, making the space work equally well for everyday living or when entertaining.

Positioned to the rear, the kitchen has been updated and arranged as a practical galley layout with a generous run of worktop space and integrated storage. Glazed doors connect directly to the garden which changes how the space is used through warmer months, allowing breakfast or evening meals to move outside naturally. A cloakroom sits adjacent and adds useful day-to-day practicality.

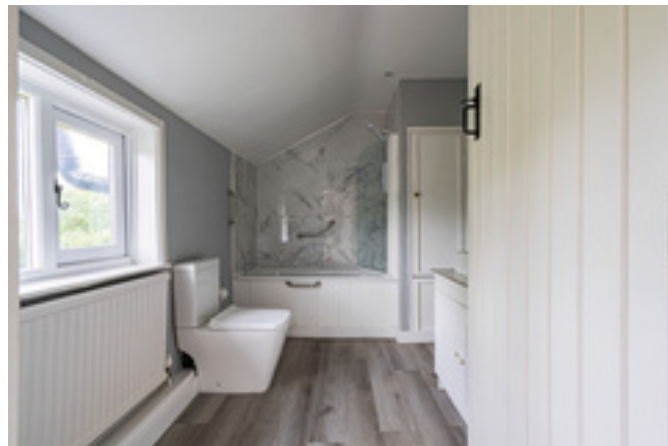
One of the more unexpected parts of the house is the lower ground floor. Rather than simple storage, this level creates additional accommodation with a study / hobbies room alongside a utility space. The natural light introduced via the lightwell makes this space more adaptable than typical basement accommodation and offers options for working from home, creative use or future reconfiguration.



FIRST FLOOR & LAYOUT



The first floor provides three bedrooms arranged around a central landing. The principal bedroom and bedroom two enjoy views across the Common which adds a real sense of openness from inside the room. The remaining bedroom provides flexible accommodation depending on requirements and are supported by a family bathroom with bath and separate shower arrangement.



THE GARDEN

The rear garden has a cottage feel and feels established rather than formal. There is also access to the small lake nearby — a feature that adds something unusual to everyday life here. Brick pathways and planted borders lead through to a summer house which creates another useful space to enjoy the garden and outlook beyond. The relationship between the garden and the surrounding greenery gives this part of the house a more tucked-away feel than the central village position might suggest.





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