

WHITEGATE

Shamley Green



**Chantryes
& Pewleys**

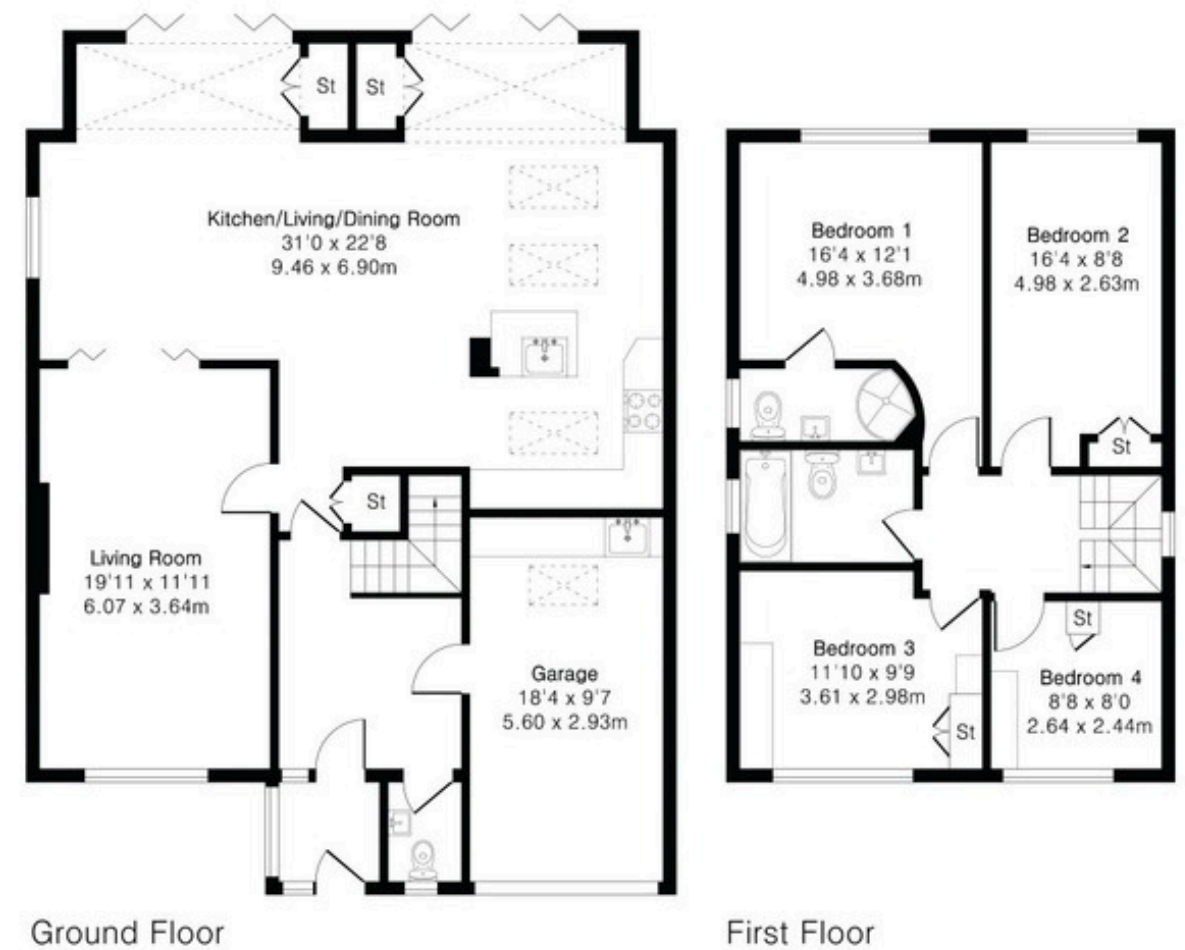
ESTATE AGENTS



**Approximate Gross Internal Area 1863 sq ft - 173 sq m
(Including Garage)**

Ground Floor Area 1209 sq ft – 112 sq m

First Floor Area 654 sq ft – 61 sq m



AT A GLANCE

Extended detached family home

Four bedrooms

Two bathrooms including en suite shower room

Downstairs cloakroom

Large open-plan kitchen/living/dining space

Two sets of bi-fold doors onto the garden

Separate living room with flexible use

Landscaped front & rear gardens with mature planting

Covered outdoor entertaining area

Garage and off-road parking

Tenure: Freehold. Council Tax Band: F EPC: D

FROM THE AGENT

"The extension has completely changed how this house is used, creating a large open-plan living space that sits comfortably at the centre of daily life while still retaining a separate reception room that can either connect through or be closed off when needed. The garden has clearly been carefully designed over time, with mature planting, different seating areas and a strong connection back into the house through the bi-fold doors. A covered seating area positioned to the side at the top of the garden adds another usable outdoor space that works particularly well for entertaining and relaxed evenings outside, watching the sunset

Andy

Andy Moran
Director



FLEIXBLE LIVING

The entrance hall has been kept open and bright, with glazed internal doors helping light flood through the ground floor. A cloakroom can be found off the hallway which also provides internal access to the garage, which houses utilities including a sink, washing machine, tumble dryer, freezer and cupboard storage.

The rear of the house has been substantially extended to create a wide open-plan kitchen, dining and living space that forms the natural centre of the home. The kitchen is arranged around generous worktop space with integrated appliances and a breakfast bar positioned between the cooking and dining areas, allowing the space to work equally well for everyday use and larger gatherings. Triple skylights and two sets of bi-fold doors fill the room with natural light while also creating a strong connection to the garden.

The dining area sits directly alongside the terrace, making the outside space feel like a natural continuation of the room. The spacious sitting area is positioned at the opposite end of the room, creating separation without losing the open feel of the space. A separate reception room sits to the front of the house with a fireplace and wide opening through to the main living area. Sliding doors allow the room to either remain open as part of the larger space or function independently as a quieter sitting room, family room or media space.



BEDROOMS & BATHROOMS

The first floor provides four bedrooms arranged around a central landing. The principal bedroom overlooks the rear garden and includes an ensuite shower room. Bedroom two is another generous double room, while bedrooms three and four provide additional family accommodation, guest space or work-from-home flexibility depending on requirements. The marble tiled family bathroom is fitted with a modern white suite including a bath with shower over.



GARDEN & SETTING



The rear and front gardens have been thoughtfully landscaped with a mix of mature trees, established shrubs and planted borders creating privacy and colour throughout the year. A large paved terrace sits directly outside the bi-fold doors, allowing the main living space to open naturally onto the garden. Positioned to the side at the top of the garden is a covered timber seating area which creates a more sheltered outdoor entertaining space, working well for dining and evening use while still overlooking the garden. To the front, the gated driveway provides off-road parking alongside access to the garage. To the side a gravelled area connects the front and rear gardens and contains a small raised bed with a seating area covered by a pergola with grape vines and roses.

Situated in the much sought after village of Shamley Green, surrounded by open countryside and woodland walks while remaining well connected to Guildford and Cranleigh. Shamley Green is known for its village green, local shop & pubs and well-regarded junior school. This extended detached home sits back from the road behind a gated driveway with off-road parking, an integral garage and benefitting from being just a short walk to the village amenities.







 Chantries & Pewleys

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