

SANDACRE

Shalford



Chantryes
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Over 5700 sq ft of accommodation
- Reception hall with original wooden flooring
- Drawing room and family room, both with fireplaces
- Dining room and separate study
- Games room
- Kitchen/breakfast room with larder
- Utility room and gardener's WC
- Principal suite with dressing room and en-suite
- Four further double bedrooms
- Three additional bath/shower rooms (two en-suite)
- Detached garage with self-contained studio above



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

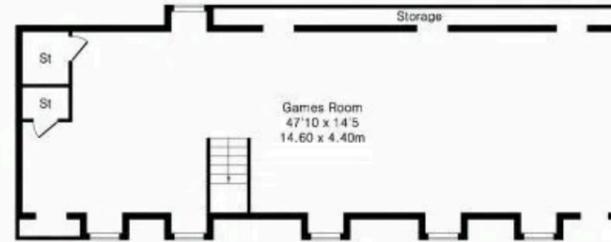
Approximate Gross Internal Area 5711 sq ft - 530 sq m

Ground Floor Area 2111 sq ft - 196 sq m

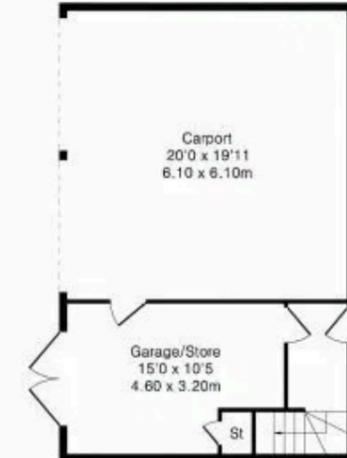
First Floor Area 1918 sq ft - 178 sq m

Second Floor Area 711 sq ft - 66 sq m

Outbuilding Ground Floor Area 606 sq ft - 56 sq m



Second Floor



Outbuilding Ground Floor



Outbuilding First Floor



First Floor



Ground Floor

Outbuilding Ground Floor

FROM THE AGENT



What really impressed me about Sandacre is the sense of privacy from the moment the gates open. The house sits comfortably within its plot, and once inside, the scale of the reception spaces becomes clear. The drawing room and family room both open towards the garden, which changes how the house lives in the summer months and gives the ground floor a strong connection to the outside.

Spending time there, you also notice how adaptable it is. The games room, generous bedroom layout and the self-contained studio above the garage mean it can evolve with a family over time – whether that's working from home, older children wanting independence, or accommodating guests properly. It feels established and practical in equal measure.

Andy

Andy Moran
Director



RECEPTION HALL & LIVING SPACES

A large covered porch opens into a welcoming reception hall with original wooden flooring. The proportions are immediately evident, with clear access to the principal reception rooms and staircase.

The drawing room is double aspect and centred around a striking open fireplace. A seated bay window creates a natural focal point and a comfortable place to enjoy views across the gardens.

The family room, also double aspect and with its own fireplace, opens directly onto the patio. During warmer months, the doors extend the space naturally into the garden.

The dining room connects directly to both the kitchen and outside space, making it particularly suited to entertaining.

A separate study overlooks the front of the property, providing a quiet and practical workspace away from the main living areas.

The games room adds genuine flexibility. Its scale allows it to operate as a recreation space, media room or additional family area depending on requirements.



KITCHEN & DINING



The kitchen/breakfast room forms the centre of the home. Recently updated, it features solid granite worktops, bespoke cabinetry, a boiling water tap and integrated practical touches including a macerator. The proportions allow for both day-to-day family use and informal dining.

A generous larder provides additional storage. This is complemented by a separate utility room and a gardener's WC with external access, ensuring the house functions well behind the scenes.





PRINCIPAL SUITE

The principal bedroom enjoys views across the gardens and is arranged with a dedicated dressing room and a spacious en-suite bathroom. The separation from the remaining bedrooms provides privacy, while the proportions allow for a well-organised layout.



There are four further double bedrooms arranged over the upper floors. Two benefit from en-suite facilities, while the remaining bedrooms are served by a family bathroom. The layout offers flexibility for growing families, guests or changing needs over time, with well-sized rooms throughout.





THE GROUNDS



The gardens extend to just under half an acre and are thoughtfully arranged to offer both open lawn and more private areas. A large patio sits directly to the rear of the house, creating a natural space for outdoor dining and entertaining. The main lawn is level and well-sized for play, while a more secluded section includes raised beds and a garden shed, forming a productive and sheltered corner of the plot.

The detached barn-style wooden garage sits comfortably within the grounds and includes a self-contained studio on the first floor, complete with kitchenette and bathroom facilities. This creates genuine independence from the main house and works well for guests, a nanny, older children or as a dedicated home office. The combination of gated driveway, established gardens and flexible outbuilding gives the property both privacy and long-term adaptability.





 Chantries & Pewleys

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY