

6 NORTHFIELD

Shalford



Chantries
& Pewleys

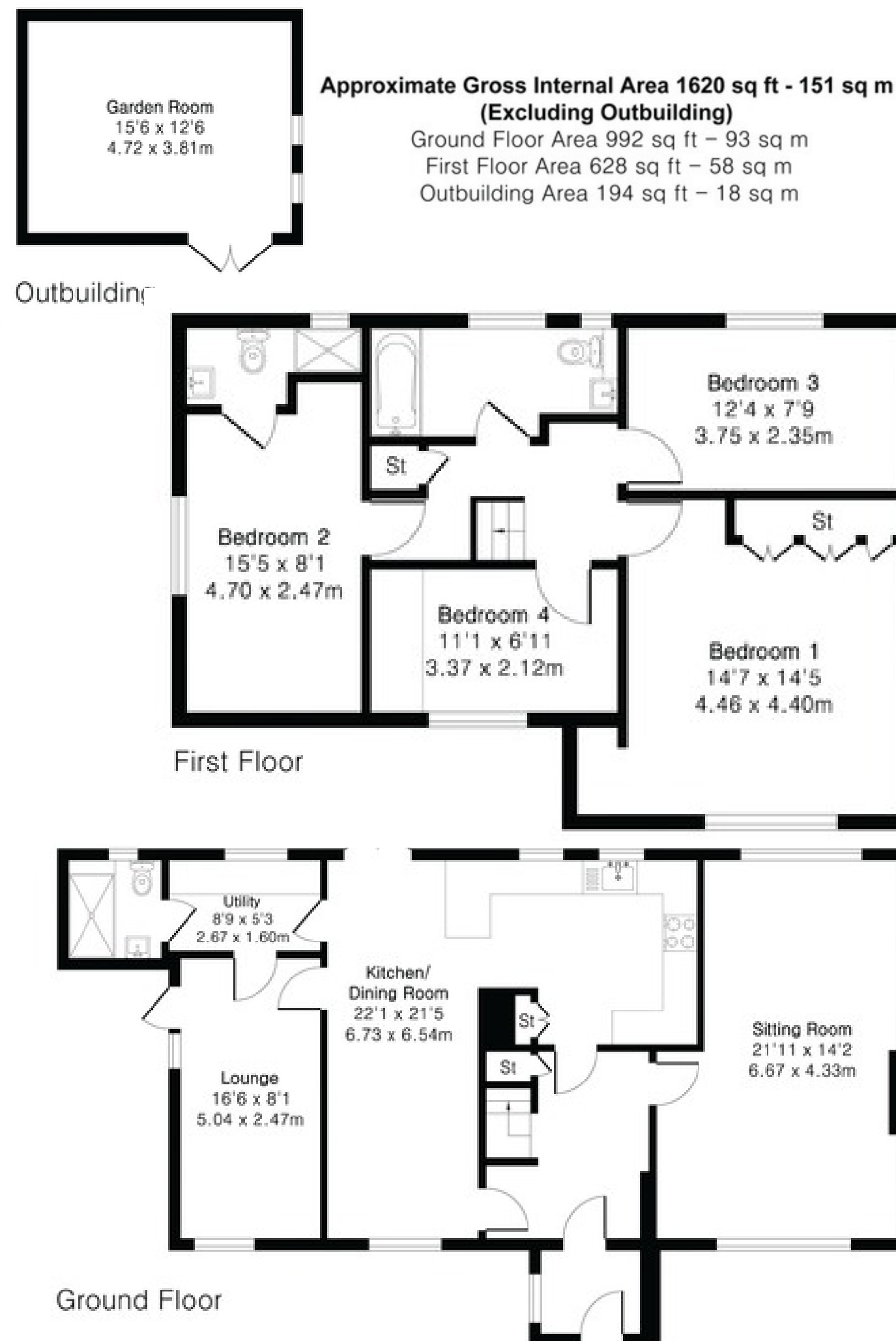
ESTATE AGENTS



AT A GLANCE

Detached four-bedroom family home
 Quiet residential position in Shalford
 Approximately 1,620 sq ft of internal accommodation
 22'1 x 21'5 kitchen/dining room
 Two separate ground-floor living rooms
 Utility room with adjoining shower room
 Bonus loft room with velux window
 Family bathroom and en suite shower room
 Established rear garden
 Detached 15'6 x 12'6 garden room
 Generous driveway parking

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





FROM THE AGENT



The kitchen and dining room is the space that really anchors this house. It has room to cook, eat and gather in one place, while two separate living rooms give the rest of the ground floor useful separation and importantly flexibility.

The house is set back behind a broad frontage, with a combination of block paving and gravel providing generous off-road parking. Mature planting softens the approach and gives the house some separation from the road.

Shalford itself is a highly regarded village, giving the property a village setting while remaining well placed for the wider Guildford area

Warmly,

Andy

Andy Moran
Diretor





HEART OF THE HOME

The kitchen and dining room is the largest room on the ground floor and the natural focus of the house.

It has been arranged as a series of connected zones. The kitchen occupies one side, with fitted cabinetry, extensive work surfaces and a breakfast bar creating an informal place to sit. Windows bring light over the work surfaces, while glazed doors open directly towards the garden.

Beyond the kitchen is a defined dining area, with enough separation for a full-size table without disconnecting it from the rest of the room. It means cooking, everyday meals and longer dinners can all happen within the same space without it reading as one undivided room.

The direct connection outside is particularly useful in warmer weather, when the doors can be opened and the kitchen becomes more closely connected to the garden.





RECEPTION SPACES

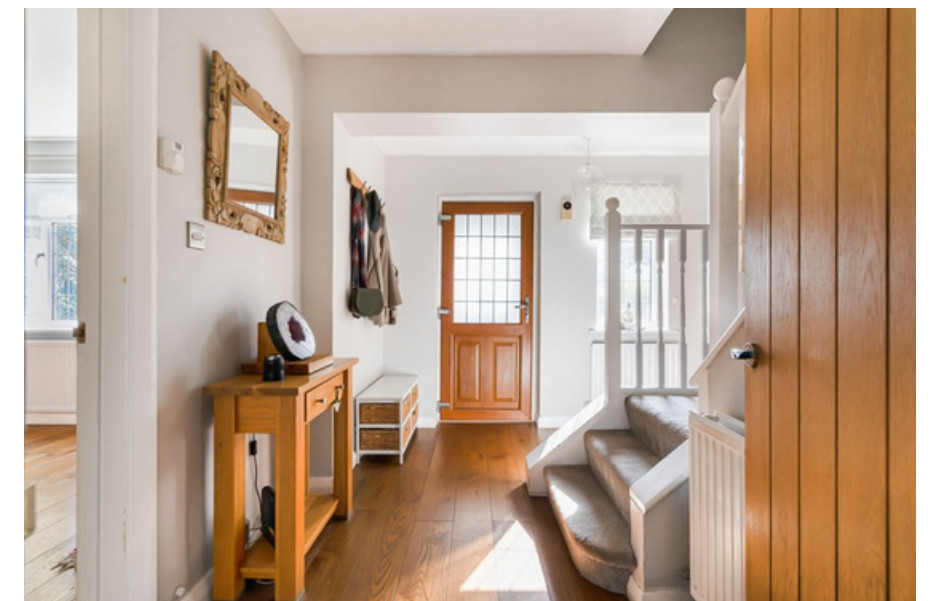
The kitchen is supported by two separate living rooms, giving the ground floor a useful mix of shared and quieter space.

The main sitting room sits to the front of the house. Its long footprint allows different furniture arrangements, while the fireplace provides a clear focal point.

Opposite is a second lounge, offering a quieter space away from the main family areas. With its own external entrance, the room is particularly versatile, having previously served as a treatment room, playroom and bedroom, with potential for use as a guest suite, home office or self-contained accommodation in the future.

This combination is one of the strengths of the layout. The kitchen can remain the social centre without having to perform every function.

A utility room sits beyond the kitchen and has its own external door, making it particularly useful as a secondary entrance from outside. An adjoining shower room adds further practicality to this part of the house. The entrance hall sits centrally within the plan, linking the principal ground-floor rooms and providing useful storage around the staircase.

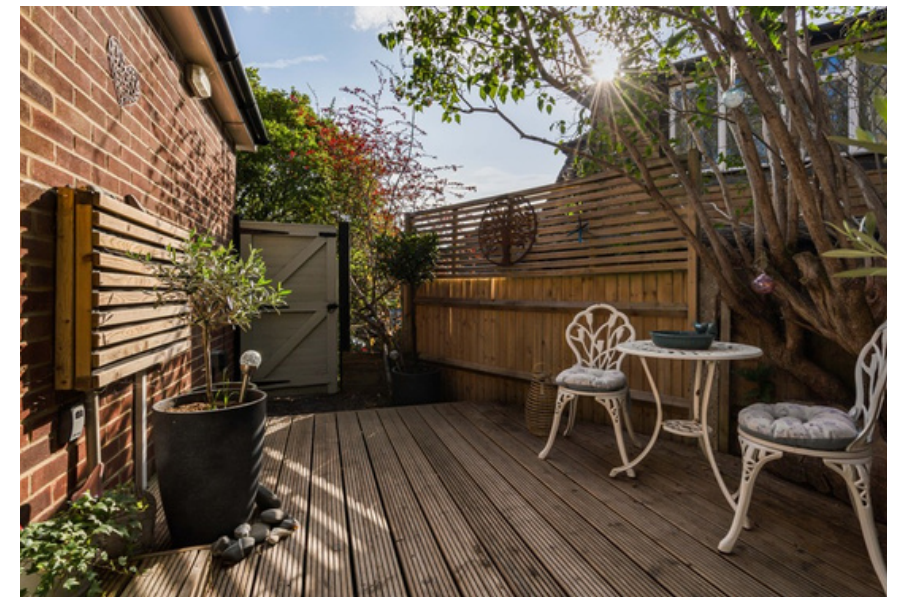


BEDROOMS & BATHROOMS

There are four bedrooms on the first floor with the second bedroom having its own en suite shower room. There is also a very useful bonus loft room with velux window a giving further flexibility. The photography shows the rooms being used in different ways, including bedroom and study space, illustrating the flexibility within the four-bedroom arrangement.

A separate family bathroom serves the remaining bedrooms and includes a bath with shower arrangement. Together with the en-suite and ground-floor shower room, this gives the house useful bathroom provision across both floors.





GARDEN & PARKING

The rear garden adds an important second layer to the house.

Immediately outside is a decked seating area, creating somewhere to sit close to the house. Beyond this, the garden extends through areas of grass, mature trees and established planting, with further seating. The photographs show a garden with several distinct areas rather than a single open space.

Towards the far end is the detached garden room, which is fully insulated and has electricity. Double doors open onto the adjoining deck and garden, while its position away from the house gives it useful separation.

That makes it relevant as a home office, studio, music room or informal retreat. The additional loft area shown in the photography provides further useful bonus space. A separate garden store provides additional storage.

The front of the house provides generous off-road parking across a broad block-paved and graveled frontage. The open arrangement allows several vehicles to be accommodated without dominating the approach to the house.





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