

63 SUMMERSBURY DRIVE

Shalford



Chantries
& Pewleys

ESTATE AGENTS



AT A GLANCE

- Detached five bedroom family house
- Large open-plan kitchen and dining space
- Separate sitting room with garden outlook
- Additional family room / study
- Ground floor shower room and utility space
- Five bedrooms and two bathrooms
- Mature enclosed rear garden with terrace
- Driveway parking and integral garage
- Approximately 1,874 sq ft including garage



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

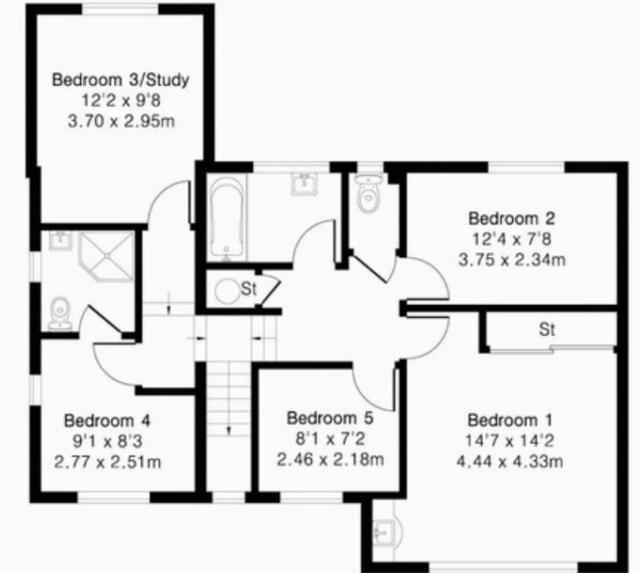
**Approximate Gross Internal Area 1874 sq ft - 174 sq m
(Including Garage)**

Ground Floor Area 1102 sq ft – 102 sq m

First Floor Area 772 sq ft – 72 sq m



Ground Floor



First Floor

FROM THE AGENT

"This property is a stunning, well-arranged five bedroom detached house positioned close to the village green in Shalford. The house centres around a generous kitchen/dining space that opens directly onto the garden terrace, with additional reception rooms providing flexibility for family life, working from home or entertaining. Off-street parking, a garage and a mature rear garden complete the setting."

Toni

Toni Humphreys
Sales Associate



WELL BALANCED

The house opens into a central entrance hall which links the main living spaces. To the front sits the principal sitting room, a generous reception space with a wide window overlooking the front driveway. The proportions allow for a variety of seating arrangements, making it a comfortable room for everyday use.

To the rear of the house is the kitchen and dining room, arranged as a large open space extending across the back of the property. This room naturally becomes the centre of the house, with ample room for both cooking and dining. Doors open directly onto the terrace, allowing the space to extend outside during warmer months.

Alongside the kitchen is a separate family room which works well as a second sitting area, playroom or study depending on requirements. A utility area and ground floor shower room add practical day-to-day functionality, while internal access leads through to the integral garage.



BEDROOMS & BATHROOMS



The first floor provides five bedrooms arranged around a central landing. The principal bedroom sits to the front of the house and four further bedrooms offer flexibility for family accommodation, guest rooms or home working. These bedrooms are served by two bathrooms positioned off the landing.



GARDEN & SETTING

To the rear of the house is a mature enclosed garden with established planting and a terrace directly behind the property. This provides a natural space for outdoor dining and entertaining. To the front, a block paved driveway provides ample off-street parking and leads to the integral garage.





 **Chantries & Pewleys**

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