

5 HOLBROOK CLOSE

Shalford



**Chantries
& Pewleys**

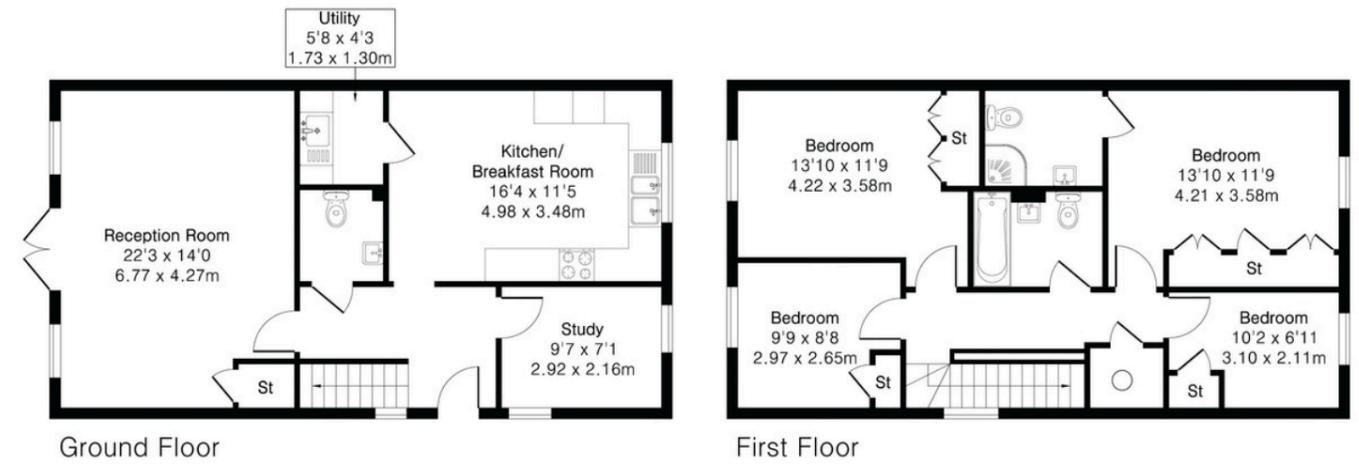
ESTATE AGENTS



Approximate Gross Internal Area 1367 sq ft - 127 sq m

Ground Floor Area 689 sq ft – 64 sq m

First Floor Area 678 sq ft – 63 sq m



AT A GLANCE

Private courtyard development in central Shalford

Four bedrooms

Spacious rear-aspect reception room

16ft Kitchen/breakfast room

Separate study

Downstairs cloakroom and utility room

Large loft

Allocated parking

Private garden

No Chain

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



FROM THE AGENT

"We love Holbrook Close as its a just a short walk from the village centre but still has a feeling privacy"

Graham

Graham Brown
Sales Associate



WELL BALANCED

The reception room is notably generous in size, extending over 22 feet in length. Its proportions allow for clearly defined seating and entertaining areas, while French doors draw natural light in and provide direct access to the patio. It's a room that adapts easily — equally suited to family evenings or larger gatherings.

Alongside this is a separate study, positioned to the front of the house. This works well as a home office, separate from the main living area. The kitchen/breakfast room functions as a true second hub of the house. There is space for a family dining table and has lots of work space with cupboards below.

A separate utility room sits just off the kitchen, keeping laundry and additional storage away from the main space.



BEDROOMS & BATHROOMS



On the first floor the principal bedroom benefits from fitted wardrobes and its own en suite shower room, creating a clear main suite rather than simply a larger bedroom. Three further bedrooms are arranged across the floor and the family bathroom is centrally positioned and easily accessible from all rooms.



THE GARDEN

The rear garden offers a combination of paved terrace and lawn, creating defined areas for dining and play. The patio sits directly off the reception room, reinforcing the connection between inside and out. Mature planting and fencing provide privacy, while the overall scale remains manageable – large enough to enjoy, without becoming high maintenance. The house sits comfortably within the development, with allocated parking for 2/3 cars.





 Chantries & Pewleys

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