



SHACKLEFORD COTTAGE

SHACKLEFORD • SURREY

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SHACKLEFORD ROAD, GODALMING, SURREY, GU8 6AE

An outstanding detached family home occupying a generous and beautifully landscaped plot of c. 0.56 acres, situated in the heart of Shackleford. Offering over 2,300 sq.ft. of thoughtfully designed accommodation, Shackleford Cottage combines generous family living with a superb connection to its gardens, complemented by a timber-clad double garage (one side currently used as an office), an out building and a wealth of parking.

Approached via a sweeping gravel driveway framed by mature hedging and established planting, the property immediately creates a wonderful first impression. An attractive oak-framed entrance porch welcomes you into a spacious reception hall where tiled flooring, neutral décor and an elegant turning staircase set the tone for the accommodation beyond. The generous hallway also provides access to a cloakroom and useful storage cupboard.

Positioned to the front of the house, the study offers an ideal work-from-home space with a pleasant outlook to the front, while the principal reception room extends to almost 20ft in length and provides a warm and inviting setting for both everyday living and entertaining. Wood-effect flooring flows throughout, complemented by a striking oak mantel with inset wood-burning stove creating an attractive focal point. A duo of sash windows ensure the room is filled with natural light and flows seamlessly into the adjoining garden room.

The garden room enjoys a large roof lantern together with French doors opening onto the terrace and a picture window overlooking the gardens beyond. Offering excellent versatility as a formal dining room, additional family room or entertaining space, it provides an effortless connection between the house and garden throughout the seasons.

The impressive kitchen/dining room is equally well suited to modern family life. Fitted with an extensive range of shaker-style cabinetry topped with Corian work surfaces, the room centres around a substantial island incorporating a breakfast bar and additional storage. Integrated appliances include twin ovens, a microwave, a gas hob with extractor above, whilst a charming window seat creates the perfect place to enjoy the garden outlook or catch up on the days events whilst cooking dinner. There is ample space for a large dining table, making this a wonderful social hub, with French doors opening directly onto the terrace for al fresco dining and summer entertaining.

Leading from the kitchen, the adjoining utility room provides further storage, appliance space, an additional sink and stable-style door giving convenient access to the side of the property.

The first floor offers five generously proportioned bedrooms arranged around a spacious landing. The principal suite enjoys fitted wardrobes, wide glazed doors which frame a peaceful outlook across the gardens and an ensuite shower room.

Four further double bedrooms all offer excellent proportions and flexibility for family life or guests, several enjoying elevated views across the mature gardens and surrounding trees. They are served by a well-appointed family bathroom with feature mosaic tiling, calming teal tones and comprise of a panelled bath, separate shower enclosure, wash hand basin, WC and two heated towel rails.

Outside, the gardens are undoubtedly one of the property's greatest attractions. Extending predominantly to the rear, they have been thoughtfully landscaped to create a wonderful balance of expansive lawn, colourful herbaceous borders, ornamental shrubs and mature specimen trees. A broad stone terrace immediately adjoins the house, providing the perfect setting for outdoor dining and entertaining, while steps fall gently through beautifully stocked flower beds to an impressive level lawn bordered by established hedging and mature trees that create an exceptional sense of space and seclusion. A charming pergola walkway forms an attractive focal point within the garden, whilst a second circular paved seating terrace provides a peaceful place to enjoy the surroundings beneath the mature tree canopy.



Positioned to one side of the property is a detached timber-clad home office/garage, ideal for those working remotely or seeking a creative studio, together with a separate storage shed. The double garage incorporates an additional office/workshop to the rear, offering excellent flexibility for hobbies, storage or further home working if required. To the opposite side of the property, a sheltered courtyard garden with pergola provides an additional private seating area.

The gravel driveway provides extensive parking for numerous vehicles and completes this exceptional family home.

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LOCATION

Shackleford is one of Surrey's sought-after villages, renowned for its attractive period properties, village cricket green and wonderful surrounding countryside. The village enjoys an excellent community atmosphere, whilst miles of footpaths and bridleways lead through the neighbouring countryside and the Surrey Hills National Landscape.

Godalming, approximately three miles away, offers an excellent range of independent shops, cafés, restaurants and supermarkets together with a mainline railway station providing direct, fast and frequent services to London Waterloo. The nearby A3 offers convenient road links to Guildford, London and the south coast, whilst the area is exceptionally well served by both state and independent schools including Aldro, Charterhouse, Prior's Field, St Hilary's and King Edward's.

PROXIMITY

Godalming	3 miles
Guildford	5 miles
Haslemere	9 miles
Goodwood/Chichester	29 miles
Brighton	46 miles

SERVICES & LOCAL AUTHORITY

Tenure	Freehold
EPC Rating	D
Council Tax Rating	Band F
Local Authority	Guildford Borough Council
Services	Mains water, electricity, drainage and LPG heating to radiators. Underfloor heating to the sitting room & dining room.

**Approximate Gross Internal Area 2333 sq ft - 217 sq m
(Excluding Garage & Outbuilding)**

Ground Floor Area 1265 sq ft - 118 sq m

First Floor Area 1068 sq ft - 99 sq m

Garage Area 314 sq ft - 29 sq m

Outbuilding Area 138 sq ft - 13 sq m





Seymours

PRESTIGE HOMES

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