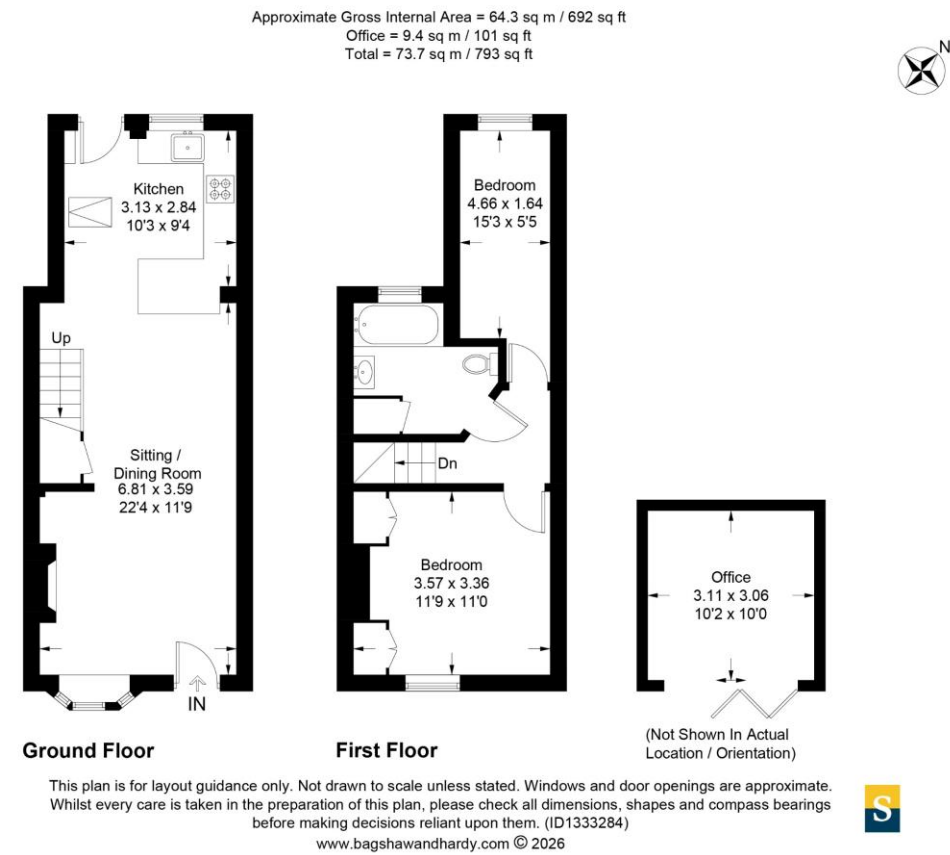


Floorplan



Seymours



10 Pound Place
Shalford, Guildford, Surrey, GU4 8HH
£500,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
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Arrange a viewing: 01483 576833

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Property details

- 2 bedrooms
- 1 baths
- EPC Rating D
- 793 sq. ft
- Shalford 0.2 miles
- Character cottage
- End-of-terrace
- Private rear garden
- Sought-after village location
- Excellent transport links
- Beautifully-presented
- Garden office
- Within easy reach of Guildford town centre

A beautifully presented two bedroom character cottage situated in the heart of the sought-after village of Shalford. The property seamlessly combines period features with contemporary styling and benefits from a landscaped rear garden and an impressive detached garden office.

The front door opens into a spacious open-plan sitting and dining room, creating a welcoming and versatile living space. An attractive period fireplace provides a charming focal point, complemented by wood-effect flooring and fitted storage. The dining area flows naturally into the kitchen at the rear.

The stylish Shaker-style kitchen is fitted with a range of cabinets, wood work surfaces and integrated appliances. Rooflights bring additional natural light into the room, while a door provides direct access to the garden.

Upstairs are two well-proportioned bedrooms. The generous principal bedroom benefits from built-in wardrobes, while the second bedroom enjoys an attractive outlook over the rear garden. A bathroom fitted with a bath and overhead shower, wash hand basin and WC completes the accommodation.

The landscaped rear garden features a sandstone patio adjoining the house, a central lawn and established borders. At the foot of the garden is a modern detached office with glazed doors, providing an excellent space for home working, exercise or hobbies. To the front, the cottage is approached through a gated entrance with established planting.

Pound Place occupies a highly convenient position opposite open green space and within easy reach of Shalford’s village centre. Local amenities include independent shops, a convenience store, cafés and public houses, while the village green and surrounding countryside provide excellent opportunities for walking and recreation. Shalford railway station offers services to Guildford, which is one stop away, with onward connections to London Waterloo. Guildford town centre is also readily accessible and provides an extensive range of shopping, leisure and cultural facilities.

Transport Links

Shalford 0.2 miles
Chilworth 1.6 miles

Council tax band: Tax band D
Local authority: Guildford Borough Council
Tenure: Freehold

Viewings by appointment only
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