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CHRISTMAS HILL

SHALFORD • GUILDFORD

CLOCK COTTAGE
CHRISTMAS HILL, SHALFORD, GUILDFORD, SURREY, GU4 8HN

Clock Cottage is a beautifully presented, historic family home full of character and charm. Ideally situated in the highly sought-after village of Shalford, just a short distance from Guildford with its excellent schools and historic high street, Shalford is a thriving community with a village green; delightful shops, pubs and cafés; a primary school and excellent transport links to London, Dorking and beyond.

This truly special family home was originally built around 1874 as a stable block, as evidenced by the original clock that still adorns its roofline and chimes on the hour.

Converted in the early 1900s, Clock Cottage was further enlarged and tastefully renovated in 2004 and in 2013, outbuildings comprising a timber-framed double garage, log store, car port and garden office, all accessed from a private side lane, were thoughtfully added. The garden office, which benefits from a kitchenette and bathroom, is currently used as a gym and TV room but would equally lend itself perfectly to use as a home office, yoga studio or creative workspace.

In addition, this versatile property boasts a charming one-bedroom self-contained period cottage and a fully soundproofed music studio which offers superb flexibility as a creative space or independent office.

The accommodation within the main house is immaculately presented, having recently been redecorated throughout in neutral colour schemes. Double-aspect rooms and a south-facing position let in an abundance of natural light, which combined with high ceilings and large windows, give the property a wonderfully airy and spacious feel. The large drawing room and lounge boast original features and finely crafted stone fireplaces fitted with log-burning stoves, creating cosy yet elegant spaces. An impressive Arts & Crafts style panelled wooden staircase rises from the entrance hall, where original wooden flooring and period detailing provide a fitting introduction to the home. The large family kitchen, finished with granite work surfaces, is designed with entertaining in mind while French doors open directly onto the expansive southerly garden. Upstairs, generous-sized bedrooms, including an impressive master suite, provide spacious sleeping accommodation rarely seen in properties of this age.



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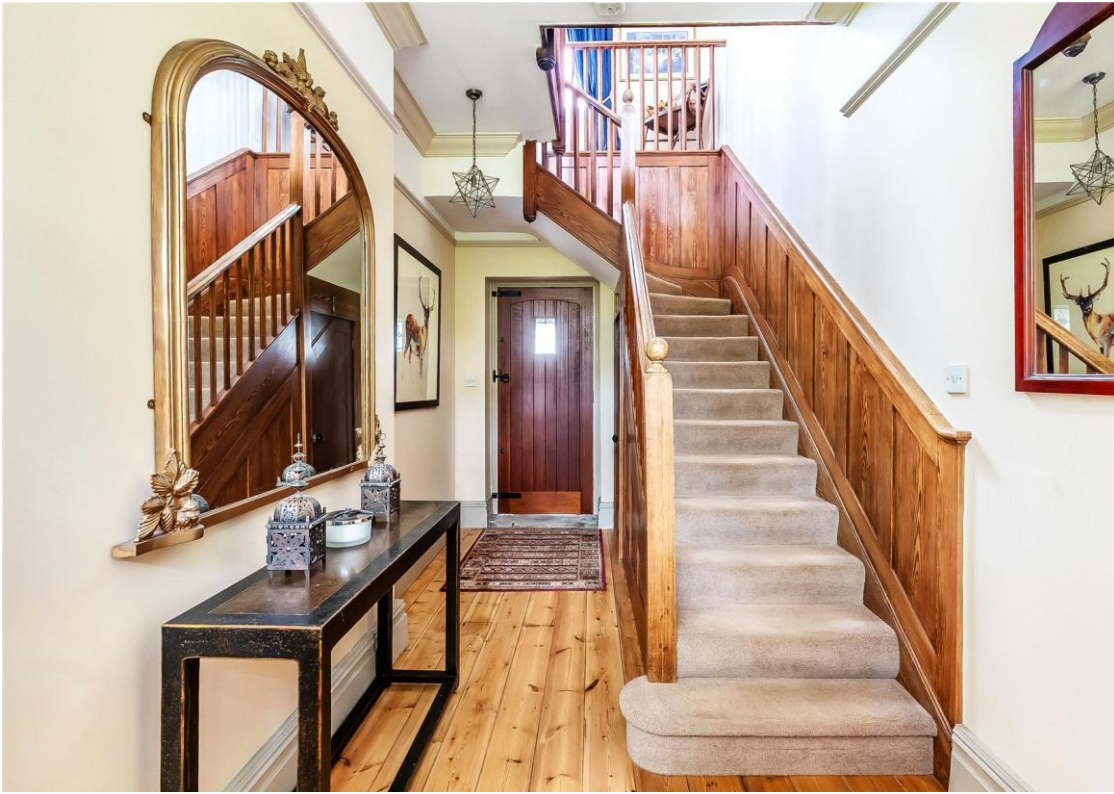


ACCOMMODATION & SPECIFICATION

Detached *Gated Driveway* *Double garage* *Carport* *1/2 acre plot* *Gym/Studio* *Annexe*
Six bedrooms *Sought-after Village location* *Excellent transport links*
EPC rating D *Council tax band G*









Set in half an acre, the gardens of Clock Cottage are a particular highlight, offering a perfect blend of formal and informal areas. To the front, an elegant lawn and sweeping pathway provide a fitting frontage to the house and to the rear, a carefully maintained lawn, flower beds and the original well are complemented by a beautiful magnolia tree that provides shade and structure. An extensive Indian sandstone terrace wraps arounds the rear and side of the property, complete with a kiwi-covered pergola which creates shade for outdoor dining and summer entertaining.

To the rear, a double garage, carport and hardstanding paved with the original stable courtyard bricks are accessed via a private side lane and there is convenient parking for two cars at the front of the property, where Christmas Hill is accessible for residents only.

The versatility of Clock Cottage is further enhanced by a charming self-contained one-bedroomed annexe, complete with kitchen, living room and bathroom, making it ideal for visiting guests or elderly relatives.

In summary, Clock Cottage successfully combines Victorian character with modern practicality for multi-generational living, offering a rare opportunity to acquire a substantial and versatile home in one of Surrey's most desirable villages. With no onward chain, this property represents a seamless move for the next owners to enjoy its unique history, thoughtful improvements and idyllic setting.







Christmas Hill, Shalford, Guildford, GU4

Approximate Area = 2581 sq ft / 239.8 sq m

Annexe = 474 sq ft / 44 sq m

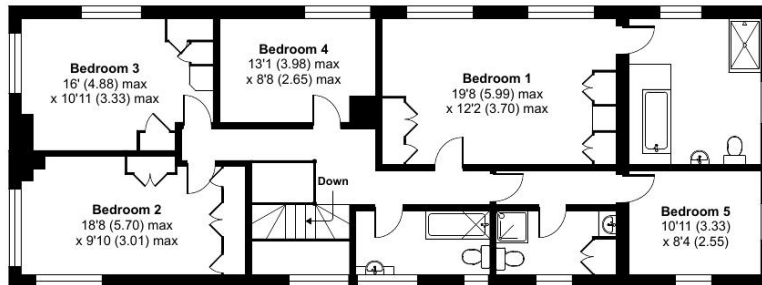
Garage = 295 sq ft / 27.4 sq m

Music Studio = 123 sq ft / 11.4 sq m

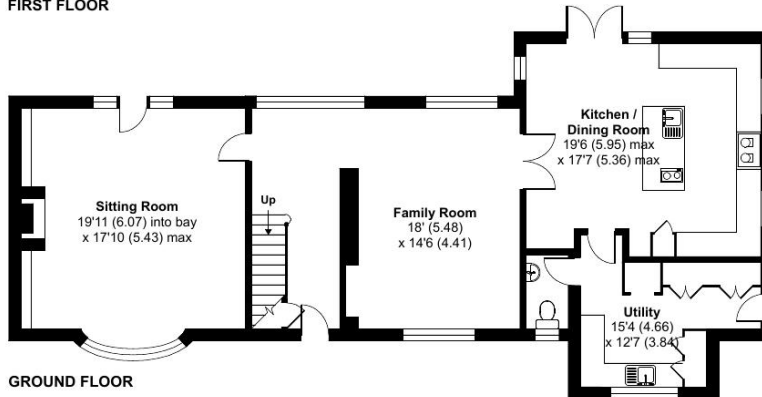
Outbuildings = 923 sq ft / 85.7 sq m

Total = 4396 sq ft / 408.3 sq m

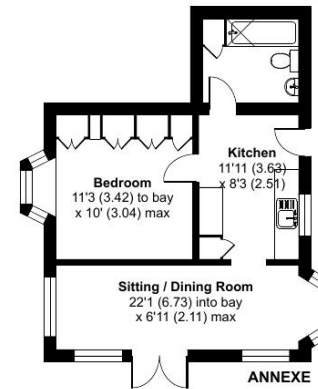
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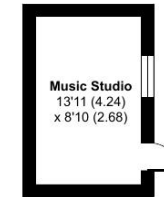
FIRST FLOOR



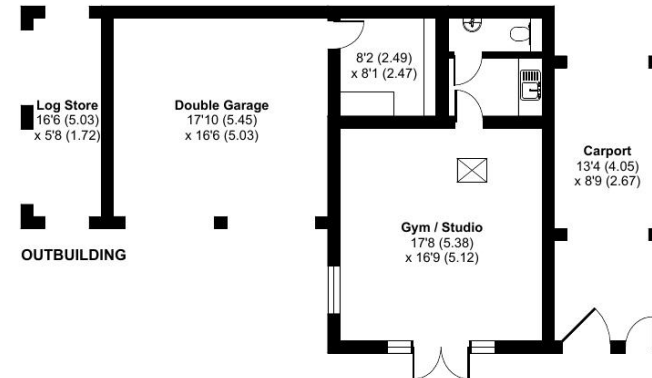
GROUND FLOOR



ANNEXE



Music Studio
13'11 (4.24)
x 8'10 (2.68)



OUTBUILDING



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1423342



Seymours

PRESTIGE HOMES



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