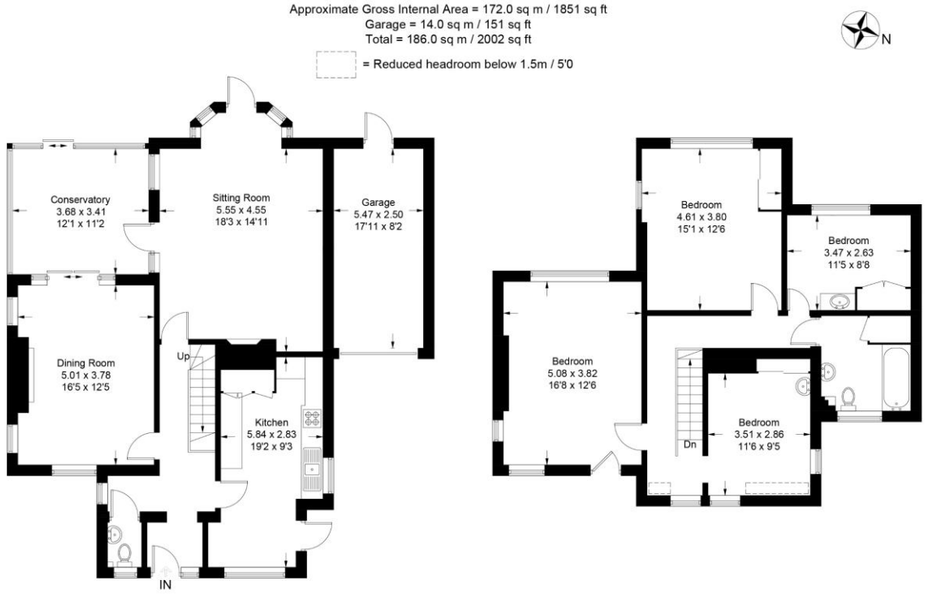
Floorplan



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making decisions reliant upon them. (ID1335206)
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Seymours











98 The Street
Shalford, Guildford, Surrey, GU4 8BN

£900,000 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

- 4 bedrooms
- 1 bath
- EPC Rating D
- 2002 sq. ft
- Shalford 0.1 miles
- No onward chain
- Detached
- Driveway parking
- Garage
- Opportunity to update and modernise (STPP)
- Located in the heart of Shalford
- Excellent transport links
- Highly-regarded schools nearby

Offered to the market with no onward chain, this substantial four bedroom detached residence presents a rare opportunity to create an exceptional family home in one of Surrey's most desirable village settings. Occupying a generous and mature plot, the property offers beautifully proportioned accommodation extending to approximately 1,851 sq ft, together with a garage, extensive parking and considerable potential for thoughtful modernisation and enhancement.

The property is positioned in the heart of Shalford, a highly regarded village approximately two miles south of Guildford. The village offers an excellent range of everyday amenities, including local shops, places to eat, a well-regarded primary school and a railway station providing a journey of around five minutes into Guildford. The surrounding countryside, including Shalford Common and riverside walks beside the Wey, is within easy reach, while Guildford provides an extensive selection of shops, restaurants, schools and leisure facilities together with mainline services to London Waterloo.

The accommodation opens into a welcoming entrance hall with a cloakroom and staircase rising to the first floor. The elegant dining room is an excellent space for formal entertaining and connects with a conservatory overlooking the garden. The generously proportioned sitting room enjoys an attractive fireplace and direct access outside, creating a wonderful sense of connection with the grounds. Completing the ground floor is a spacious kitchen and breakfast room which provides an excellent foundation for a stylish contemporary family kitchen.

The first floor is arranged around a central landing and comprises four well-proportioned bedrooms. The principal bedroom is a particularly impressive double, accompanied by two further double bedrooms and a comfortable fourth bedroom suitable for a child, guest room or study. A family bathroom completes the first-floor accommodation, with the layout offering excellent scope for reconfiguration or the introduction of en suite facilities, subject to any necessary consents.

The house is approached through timber gates onto a broad gravelled driveway providing parking for several vehicles and access to the garage. To the rear, the extensive garden is a particularly appealing feature, enjoying a high degree of privacy and an established backdrop of mature trees and planting. Predominantly laid to lawn, the grounds provide a wonderful canvas for landscaping, outdoor entertaining and family recreation.

With its substantial accommodation, generous plot and exceptional village location, the property represents an increasingly rare opportunity to refurbish and personalise a distinguished family residence. Its inherent scale, character and future potential make it an especially compelling prospect for purchasers seeking a long-term home close to Guildford.

Transport Links
Shalford 0.1 miles
Guildford 1.5 miles

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



A substantial four bedroom home





Highly-regarded location



Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk