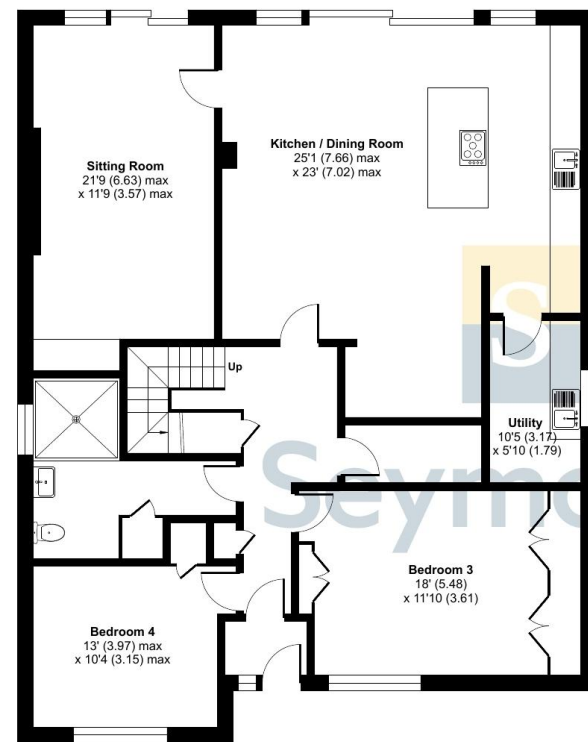
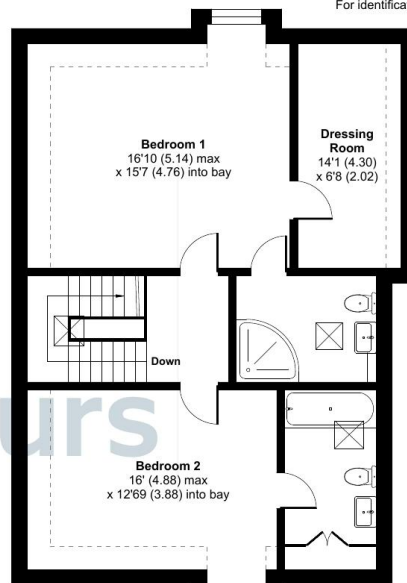




GROUND FLOOR

Ashcroft, Shalford, Guildford, GU4

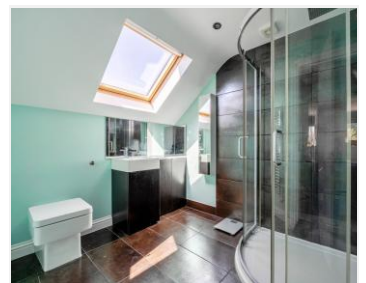
Approximate Area = 2204 sq ft / 204.7 sq m
Limited Use Area(s) = 88 sq ft / 8.1 sq m
Total = 2292 sq ft / 212.8 sq m
For identification only - Not to scale



FIRST FLOOR

Denotes restricted
head height

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom
Produced for Seymours Estate Agents. REF: 1449319



13 Ashcroft
Shalford, Guildford, Surrey, GU4 8JT
£998,950 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 3 baths
- EPC Rating C
- 2292 sq. ft
- Shalford 0.2 miles

- Detached
- Driveway parking
- Garden
- Located in the sought-after Shalford Village
- Impressive kitchen/dining room
- Well-regarded schools nearby
- Excellent transport links
- Thoughtfully extended

Set within a desirable residential area of Shalford, this impressive and thoughtfully extended four bedroom home offers generous and versatile accommodation, ideal for modern family living. The property is approached via a large gravel driveway providing ample off-street parking and a welcoming frontage, while to the rear a substantial, private garden creates a peaceful and secluded outdoor space.

At the heart of the home is a striking open-plan kitchen and dining area, designed for both everyday living and entertaining. The contemporary kitchen features sleek cabinetry, integrated appliances and a central island with breakfast seating, all complemented by stylish finishes and excellent natural light. Wide sliding doors open directly onto the garden, seamlessly connecting indoor and outdoor living, while the dining space comfortably accommodates a large table for gatherings. A further seating area flows from this space, adding to the sociable layout and creating a relaxed family hub.

The separate sitting room provides a cosy yet spacious retreat, tastefully presented with a modern fireplace and large windows overlooking the garden. Additional ground floor accommodation offers flexibility, with further rooms that can be used as bedrooms, home offices or reception spaces depending on individual needs, alongside practical areas such as a utility room and ground floor shower facilities.

Upstairs, the property continues to impress with well-proportioned bedrooms, many set within the characterful roofline, creating a sense of space and privacy. The principal bedroom is particularly generous, while the remaining rooms are equally versatile, ideal for family members or guests. The bathrooms are finished to a high standard, including contemporary fittings, walk-in shower areas and a separate bath, all designed with a clean and modern aesthetic.

Externally, the rear garden is a standout feature, offering a wide expanse of lawn bordered by mature hedging and planting, ensuring both privacy and a pleasant outlook. A patio area provides the perfect setting for outdoor dining, while a garden studio/summerhouse adds further flexibility for leisure or home working.

Located in the sought-after village of Shalford, the property benefits from a welcoming community atmosphere along with a range of local amenities, including shops, cafes and well-regarded schools. Excellent transport links are close by, with convenient access to Guildford town centre and mainline rail services to London, making this an ideal setting for both commuters and families alike.

Transport Links

Shalford 0.2 miles
Chilworth 1.8 miles

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

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



Impressive open plan kitchen/dining room



Desirable location

