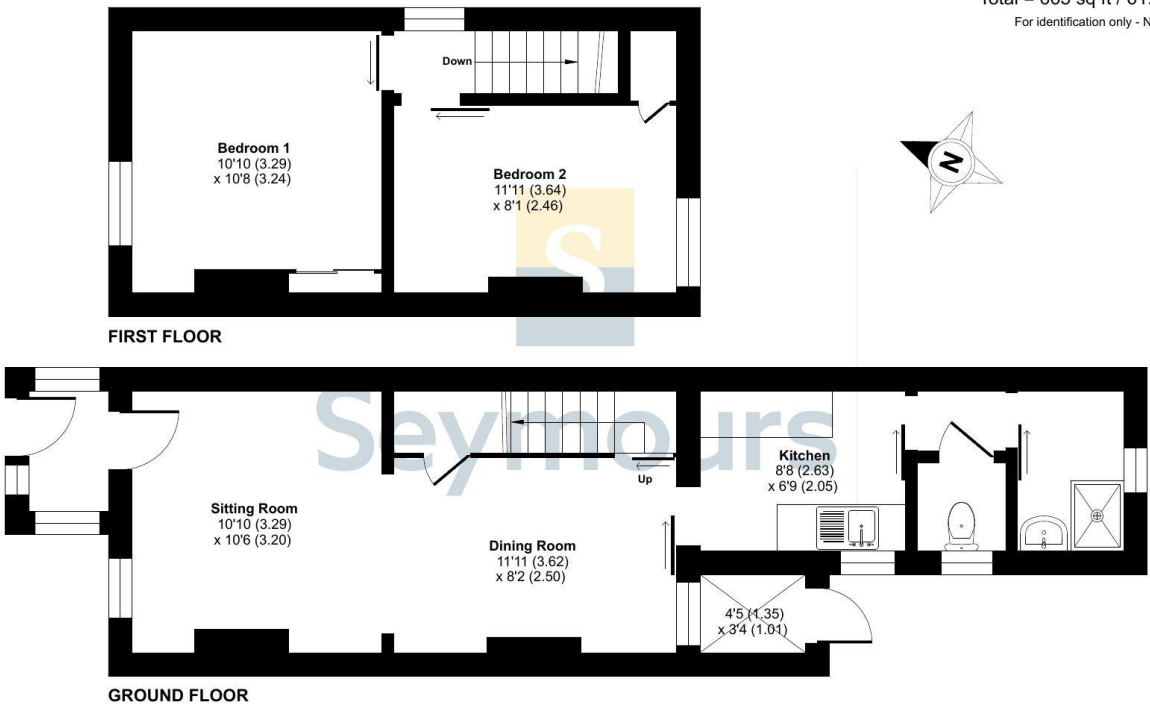


Station Road, Shalford, Guildford, GU4

Approximate Area = 650 sq ft / 60.3 sq m
Outbuilding = 15 sq ft / 1.3 sq m
Total = 665 sq ft / 61.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1538901



Seymours



52 Station Road
Shalford, Guildford, Surrey, GU4 8HB

£375,000 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

- 2 bedrooms
- 1 bath
- EPC Rating E
- 665 sq. ft
- Shalford 0.1 miles
- No onward chain
- End-of-terrace
- Generous garden
- On street parking available
- Sought-after village location
- Excellent transport links
- Opportunity to modernise
- Approximately two miles from Guildford town centre

Offered to the market with no onward chain, this two bedroom character cottage enjoys a convenient position in Shalford, close to the village amenities and railway station. The property benefits from a generous rear garden, two connecting reception rooms and a ground floor shower room with a separate WC, offering an excellent opportunity to update and personalise the accommodation.

An enclosed entrance porch opens into the sitting room, where a front-facing window brings in natural light. A chimney breast provides a focal point, while a wide opening connects the room to the dining room, giving the ground floor a spacious, flowing layout with distinct areas for relaxing and dining.

The dining room overlooks the rear garden and provides access to the staircase and kitchen. Built-in cupboards offer useful storage, with space for a dining table and chairs. The kitchen is fitted with wood-effect cabinets and coordinating work surfaces, with a stainless steel sink beneath the window and space for appliances. A door provides access to the garden, while a rear lobby leads to the shower room and separate WC.

Upstairs, the landing leads to two bedrooms, each with its own character and outlook. The principal bedroom benefits from built-in wardrobe storage, while the second bedroom enjoys a view over the rear garden. Both rooms provide scope to refresh the décor and flooring to suit individual tastes.

The rear garden is a particular feature, extending away from the house with a combination of lawn, paved seating areas and established planting. A pathway runs alongside the lawn, leading to a further paved area towards the far end, while mature shrubs and fenced boundaries frame the space. A greenhouse and garden store provide useful additions for gardening and storage. On street parking is available.

Station Road is well placed for Shalford’s village shops, cafés, pubs and green, with Shalford railway station within walking distance. The surrounding countryside and nearby River Wey offer attractive walking routes, while Guildford town centre is approximately two miles away, providing a wider choice of shopping, restaurants and leisure facilities. Rail connections are available via Guildford for London Waterloo, and the A3 provides access to the M25 and wider motorway network.

Please note that probate is yet to be granted.

Transport Links

Shalford 0.1 miles
Chilworth 1.7 miles

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

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



Generous garden



Convenient location

