



Grantley Lodge, Chinthurst Lane, Shalford, GU4 8JS







Property Description

Guide Price: £1,000,000

A most attractive detached single storey cottage, requiring a degree of updating, situated in one of Shalford's most sought after locations within a short walk of Shalford village green and train station.

The property currently offers 3 bedrooms, large rear aspect sitting room, separate dining room, fitted kitchen and a family bathroom all complimented by a large loft and an attached double garage.

To the front of the property there is a gravelled driveway providing off road parking and to the rear there is a lawned garden which extends around both sides of the property and is well screened by established hedging and mature shrub beds.

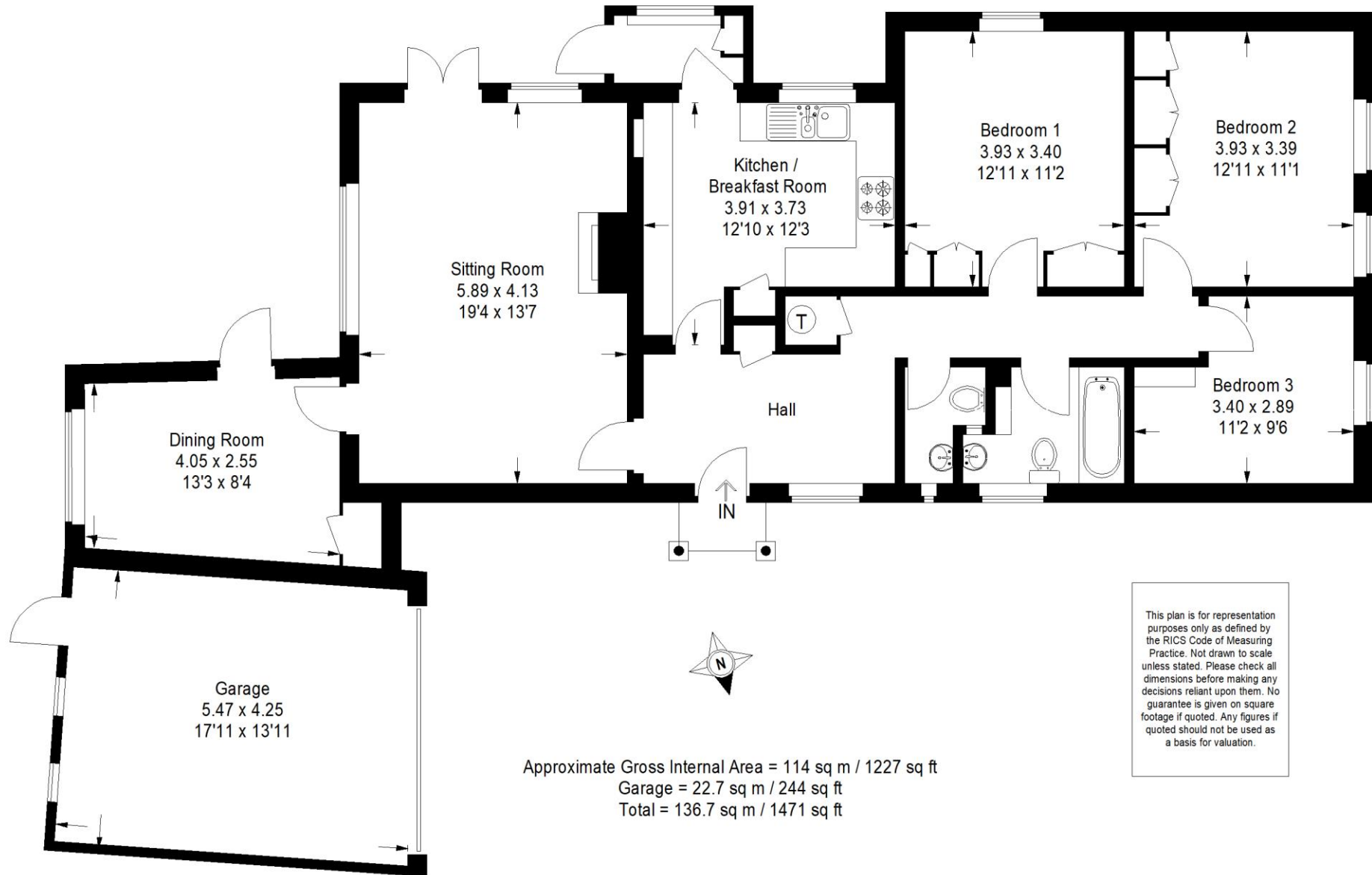


Shalford maintains its quaint village charm and close-knit community atmosphere, anchored by its traditional village green boasting cricket and football pitches. Essential amenities such as a village shop, post office, wine merchant, barber, and restaurants contribute to the local vibrancy. Residents can enjoy the convenience of two nearby pubs, a church, and an esteemed village infant school with an attached preschool. Shalford train station, situated just 0.4 miles away, provides excellent transport links to Guildford, London, and Gatwick Airport. For those seeking further urban amenities, Guildford's historic High Street is two miles away, offering an array of shopping outlets, dining establishments, and bars. Additionally, the mainline station facilitates an efficient commuter service to Waterloo, with a journey time of only 35 minutes.

**Council tax band: F; EPC rating: E.
Tenure:Freehold.**



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This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

Approximate Gross Internal Area = 114 sq m / 1227 sq ft
 Garage = 22.7 sq m / 244 sq ft
 Total = 136.7 sq m / 1471 sq ft

Cranleigh Sales 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
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Merrow Sales 01483 347100
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





Chantries & Pewleys

ESTATE AGENTS

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