

Highfield, Shalford, Surrey







An attractive tile-hung home located on a quiet road with **an abundance of opportunity** to upgrade and extend subject to planning.

Summary of accommodation

Ground Floor: Entrance hall | Kitchen | Dining room | Sitting room | Garden room | Kitchen/breakfast room | Conservatory | Utility | Cloakroom

First Floor: Principal bedroom with en suite shower room | Three further bedrooms | Large family bathroom

Gardens and Grounds: Single garage | Ample off street parking | Large southeast-facing rear garden

Gardens extend to just over 0.2 acres

Distances

Shalford 0.6 miles, Guildford High Street 2.4 miles, A3 (Guildford) 3.1 miles, M25 (Junction 10) 15.9 miles, Central London 35 miles,

Trains: Guildford 2.5 miles (London Waterloo from 34 mins), Shalford 0.8 miles (Guildford from 5 minutes)

Godalming (London Waterloo from 46 mins)

Airports: Heathrow 21.6 miles, Gatwick 24.2 miles

(All distances and times are approximate)



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Situation

4 Highfield is situated close to the green in the popular village of Shalford, with its rich community atmosphere. The area offers wonderful walking, riding and cycling opportunities.

Shalford provides shopping for everyday needs along with a railway station, post office, village shop, chemist, coffee shop, tennis club and a village green hosting both cricket and football pitches. There are also three pubs within walking distance, a church and highly regarded village infant school with adjoining pre-school.

Guildford's historic High Street is only a short drive and provides extensive shopping, theatres, Surrey Sports Park, The Spectrum leisure centre, cinema complex and many restaurants and bars.

The main line Guildford station (2.5 miles) has a frequent commuter service to Waterloo in approximately 34 minutes. Trains from Shalford station (0.8 miles) link to Guildford within five minutes.



Schools

The area is well-known for having excellent schooling - both state and private.

Shalford infants and primary

St Catherine's (Bramley)

Royal Grammar School (Guildford)

Guildford High School

Charterhouse (Godalming)

Cranleigh



Amenities

Golf: Bramley, West Surrey, Hurtmore, Guildford

Tennis: Shalford, Bramley and Guildford

Rowing: Guildford

The property

4 Highfield is an attractive red-brick and part tile-hung property located in the desirable village of Shalford.

Situated on a quiet no-through road, in a spacious plot, this property provides the incoming purchaser with a wonderful opportunity to upgrade and extend (subject to planning), to create a substantial family home. Due to the South easterly aspect, the property has an abundance of natural light throughout which helps create a great feeling of space.





Approximate Gross Internal Floor Area

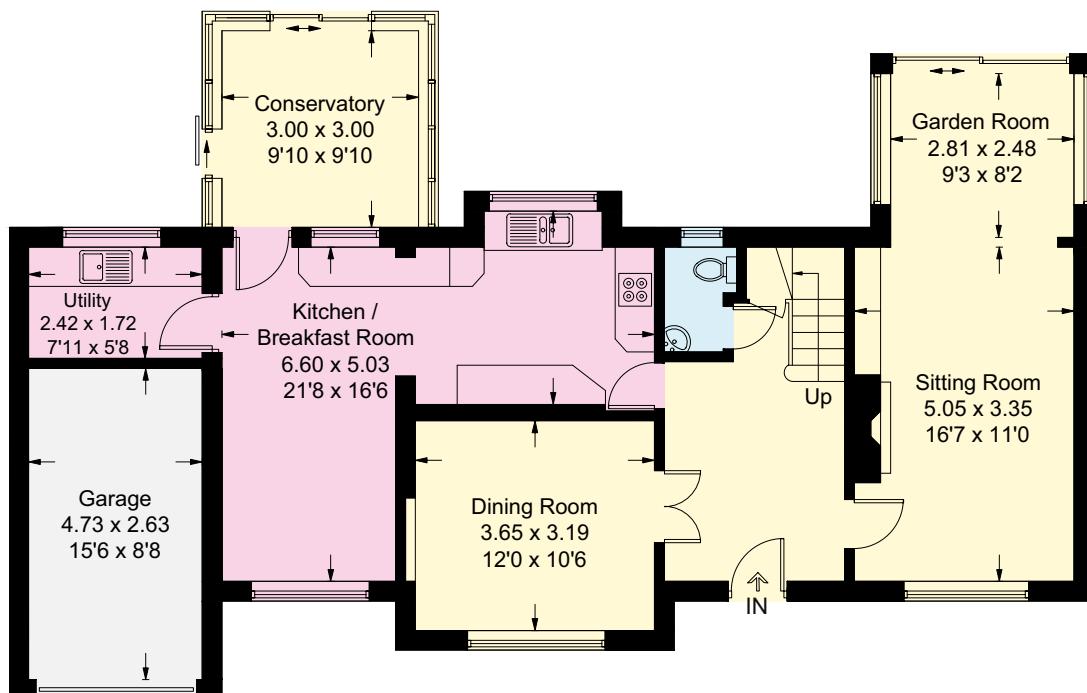
162.4 sq m / 1748 sq ft

Garage = 12.6 sq m / 136 sq ft

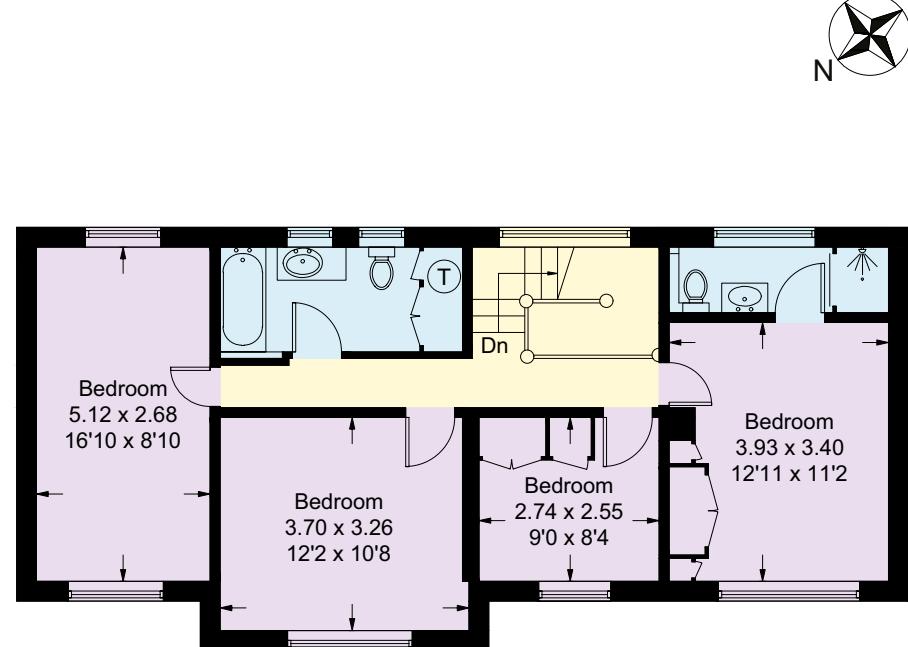
Total = 175 sq m / 1884 sq ft

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



Ground Floor



First Floor



Gardens

The property has an expansive driveway providing off street parking for several cars, as well as a small front garden. The rear garden is flat and a very generous size. The garden is bordered by a closeboard fence and enjoys an array of mature plants, trees and hedges.

Services

We are advised by our clients that the property has mains water, electricity and drainage.
Gas central heating.







Viewing

Viewing is strictly by appointment through Knight Frank.

Directions (GU4 8JP)

From Guildford take the A281 towards Shalford. At the roundabout in Shalford, take the 1st exit onto Kings Rd/A248, then turn immediately right onto Chinthurst Lane. Turn right into Summersbury Drive and then take the first left on to Highfield. The property can be found at the end of the road on the left-hand side.

Property information

Tenure: Freehold

Local Authority: Guildford Borough Council: 01483 505050

Council Tax: Band G

EPC Rating: F



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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Particulars dated March 2023. Photographs and videos dated March 2023.

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