



GAMMON
100
YEARS
1919-2019

'Copse Edge', Horsham Road, Shalford, Guildford, Surrey, GU4 8EJ

CLARKE  GAMMON
WELLERS

**'COPSE EDGE', HORSHAM ROAD,
SHALFORD, GUILDFORD, SURREY, GU4 8EJ**

DETACHED BUNGALOW BRIGHT & SPACIOUS HOME
RECENTLY RE-MODERNISED FOUR BEDROOMS
OPEN-PLAN RECEPTION SPACE TWO BATHROOMS
DRIVEWAY PARKING DELIGHTFUL SURREY VILLAGE
NEARBY TO VILLAGE CENTRE EPC: D



A bright and spacious detached bungalow that has been recently modernised throughout; situated in the delightful village of Shalford, immediately South of Guilford town centre.

THE PROPERTY

This detached bungalow offers bright and well-proportioned accommodation extending to approx. 1,536 sqft, which has recently undergone considerable upgrading and all of the principle rooms in the property are of a generous size. It is situated in the highly-regarded village of Shalford with a village green and excellent transport links whilst being within easy reach of Guildford and Godalming town centres.

The accommodation comprises: entrance hallway with storage cupboard; cloakroom; spacious living room with stone surround fireplace and sets of bi-fold doors opening to both the front and rear gardens; kitchen/breakfast room open-plan to the dining room, beautifully re-fitted with a contemporary range of white gloss units and Quartz worktops incorporating a breakfast bar, a comprehensive range of brand new integrated appliances to include oven and electric hob with extractor fan above, fridge/freezer; utility room; master bedroom with built-in wardrobes and an en-suite shower room comprising basin with vanity unit under, w.c, part-tiled walls; three further double bedrooms two of which have built-in wardrobes; family bathroom fitted with a modern white suite comprising bath, basin with vanity unit under, w.c, heated towel rail and part-tiled walls. Other noteworthy points include: vinyl wood-effect flooring throughout, brand new kitchen and double garage with store.



THE GROUNDS

Outside, the property is approached by a driveway allowing parking for several vehicles and giving access to the double garage. The secluded front garden is largely laid to lawn surrounded by mature conifer hedging and a variety of fruit trees. To the rear, is a partly walled garden with small paved patio area and providing access to the double garage and garden store.

SITUATION

Shalford is a pretty Surrey village, located immediately south of Guildford and where the River Tillingbourne joins the River Wey. Notable features include a National Trust Grade II listed Mill, a large cricket green, a duck pond and common. There is also a railway station, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. There is a small selection of shops, including Snooty's Groceries, florist, vets, wine shop and Post Office. In addition, there are a couple of pubs, the very popular Snooty Fox café and a Thai restaurant. Guildford town centre is close by with its comprehensive range of shopping, social, recreational and educational facilities. The A3 & A31 provide access to the South Coast and the M25 to central London and international airports. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of walking, cycling and riding country. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 2 miles

GODALMING | 3.2 miles

BRAMLEY | 1.2 miles

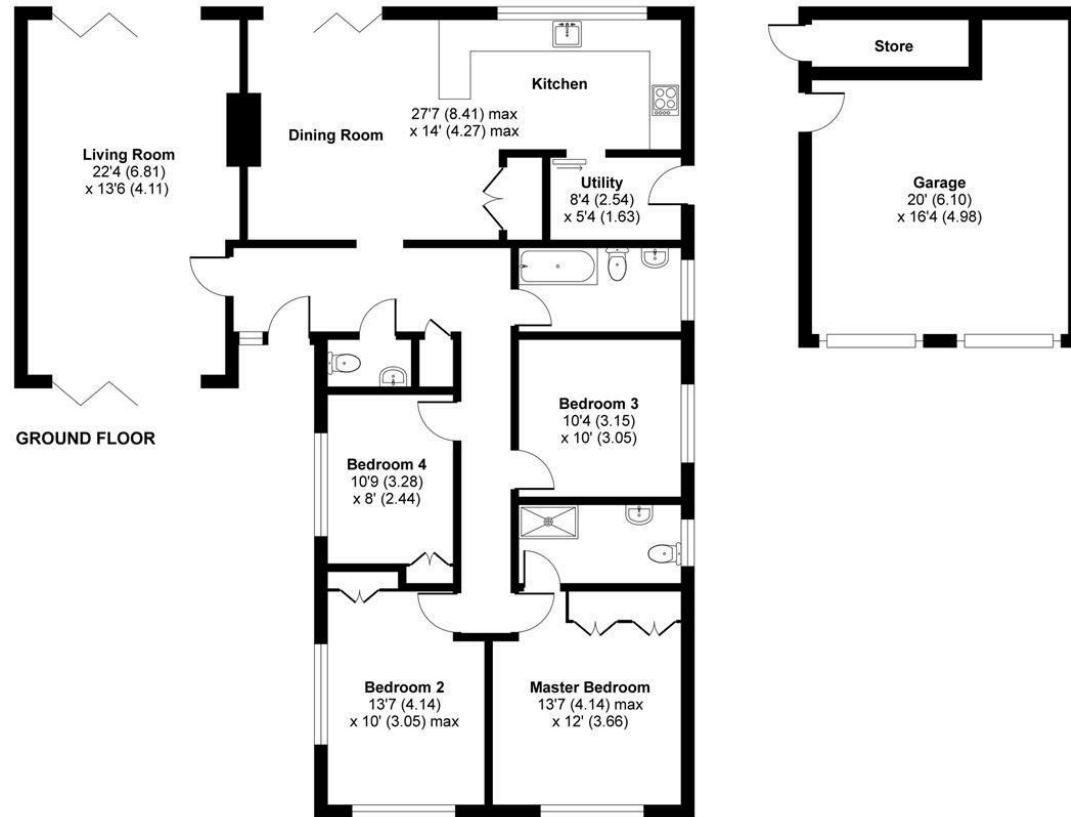
SHALFORD STATION | 0.4 miles

LONDON WATERLOO | from approx. 36 minutes (from Guildford mainline station)

GATWICK AIRPORT | 25 miles

Horsham Road, Shalford, Guildford, GU4

Approximate Area = 1536 sq ft / 142.6 sq m
 Garage = 315 sq ft / 29.2 sq m (includes store)
 Total = 1851 sq ft / 172 sq m
 For identification only - Not to scale



LOCAL AUTHORITY

Guildford Borough Council


COUNCIL TAX

Band: F

SERVICES

All mains services connected

20th October 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2020. Produced for Clarke Gammon Wellers. REF: 653935

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DIRECTIONS

SAT NAV REF: (Post Code: GU4 8EJ)

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE
T: 01483 880 900

HASLEMERE OFFICE
T: 01428 664 800

LIPHOOK OFFICE
T: 01428 728 900

MAYFAIR OFFICE
T: 0870 112 7099

AUCTION ROOMS
T: 01483 223101

