



18 Orchard Road, Shalford, Guildford, Surrey, GU4 8ER

18 Orchard Road

SHALFORD, GUILDFORD, SURREY, GU4 8ER

Situated in the highly desirable village of Shalford, this exceptional four-bedroom detached home has been in its current ownership since 1985. The property has been thoughtfully and carefully extended, offering a perfect balance of space, modern conveniences, and high-quality finishes.

The welcoming entrance hall, featuring engineered oak flooring, leads to a range of well-proportioned living spaces. The inviting living room features a gas fire with folding doors leading into the garden room. The dining room provides a perfect setting for formal entertaining. There is a downstairs study, which could alternatively be utilised as a downstairs bedroom for added versatility.

The kitchen/breakfast features a large open-plan area, natural stone floor, and is fitted with modern, high-quality finishes, with a natural stone floor, Corian countertop, stainless steel sink and drainer, understairs storage, space for white goods, and side access. The kitchen/breakfast features a large open-plan area, natural stone floor, and is fitted with modern, high-quality finishes, with a natural stone floor, Corian countertop, stainless steel sink and drainer, understairs storage, space for white goods, and side access.

The TV room and garden room both benefit from underfloor heating. Both of these rooms along with the kitchen, feature bi-folding doors that open onto the full-width patio, seamlessly connecting the indoor and outdoor spaces. The garden room is further enhanced by electric Velux windows, flooding the space with natural light. A downstairs cloakroom completes the ground floor accommodation.

The kitchen/breakfast features an island and natural stone floor and is fitted with modern gloss white units, Corian countertops, an induction hob, eye-level steam oven, eye-level microwave, plate warmer, built-in dishwasher, and an externally vented extractor. The private rear garden offers a well-maintained retreat, with a well-kept lawn, and mature laurel and conifer hedging for privacy. The gazebo with putter and a neatly mowed lawn provides an additional outdoor seating area, while windows flooding the space with natural light. A downstairs cloakroom completes the ground floor accommodation.

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The front of the property features off-street parking for multiple vehicles. Additional modern features include Cat 5 data cabling throughout much of the home, full double glazing, and an externally rendered finish.

- Detached family home
- Set in a desirable village location
- Versatile and adaptable layout
- Driveway parking and garaging
- 2,847 sq ft of living accommodation
- 4 double bedrooms
- Mature low-maintenance garden
- EPC: C

CG GUILDFORD

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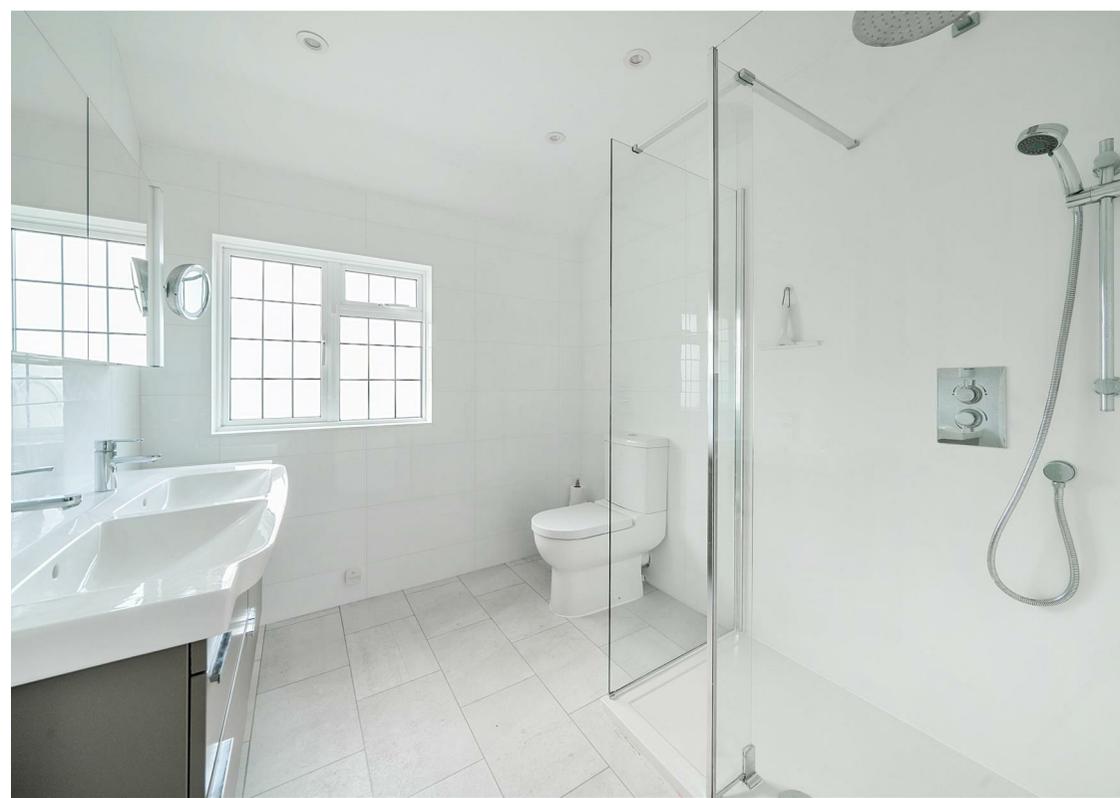
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Local Authority: Guildford Borough Council \ Tax Band G

Services: The property benefits from mains water, electricity, gas and drainage









SITUATION

Orchard Road is a desirable location situated within the popular village of Shalford, which is 2.4 miles to the south of Guildford. The village features a range of local shops catering for everyday needs, including a convenience store and chemist. The Seahorse and Queen Victoria public houses are within walking distance, along with the village green and a train station with a service between Reading and Gatwick Airport via Guildford. There is a mix of historic buildings, scenic countryside and a sense of community.

Guildford is a large and historic county town offering a comprehensive range of shopping, social, recreational & educational facilities and widely considered to be a very desirable place to live. The town is situated on the River Wey, the cobbled High Street paved with granite setts and is surrounded by countryside. Guildford still retains a high street market every Friday and Saturday with monthly farmers markets usually held on the first Tuesday of each month. The town offers a great selection of restaurants, pubs, bars and cafés plus independent and national retailers amongst its attractive streets. Guildford's mainline railway station provides a service to London Waterloo in approx. 35 minutes and there is also London Road train station. The A3 & A31 provide access to the South Coast and the M25 to central London & international airports. Sporting and recreational facilities are extremely well catered for at the Surrey Sports Park and Spectrum Leisure Centre. Guildford lies at the edge of the Surrey Hills Area of Outstanding Natural Beauty, offering miles of hiking, cycling and riding country. There is an excellent choice of both state and private schools in the area serving all age groups and furthermore, the highly acclaimed University of Surrey.



DIRECTIONS

From Guildford, head south along Millbrook (A281). Keep following the road, passing over a small bridge and St. Marys Church on your right. After passing The Seahorse public house, Orchard Road will be on your left hand side.

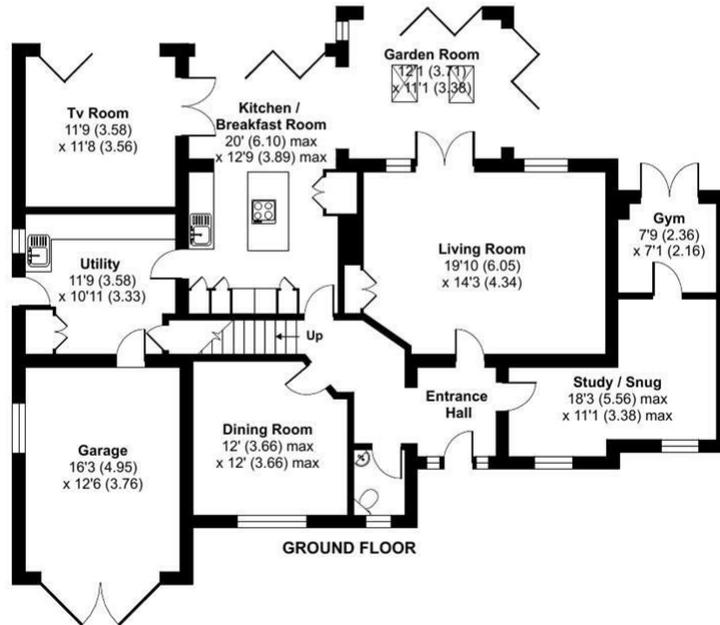
18 Orchard Road is a quality detached home. Houses of this size and quality rarely come to the market - an early viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

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Approximate Area = 2847 sq ft / 264.4 sq m (includes garage)

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 2025. Produced for Clarke Gammon. REF: 1260874

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.

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