



GATEWAYS

Chinthurst Lane, Shalford, Guildford, GU4 8JS



HILL CLEMENTS



GATEWAYS

Chinthurst Lane, Shalford, Guildford,
Surrey GU4 8JS

Set back from Chinthurst Lane, within a short walk of the village green, shops and station - a beautifully presented family house, recently completely renovated and extended to the highest of specifications with many stunning features including a huge kitchen/dining/family room, all set within a lovely south west backing sunny garden of 0.24 acres

**5 BEDROOMS: 4 BATH/SHOWER ROOMS:
RECEPTION HALL: SITTING ROOM: STUDY:
VERY LARGE KITCHEN/DINING/FAMILY
ROOM: UTILITY ROOM: GROUND FLOOR
BEDROOM 5/GYM: UNDER FLOOR HEATING TO
GROUND FLOOR: OUTSIDE ENTERTAINING
TERRACES: DETACHED GARAGE: LOVELY
SUNNY REAR GARDEN, IN ALL 0.24 ACRES**

COUNCIL TAX BAND G - £3,733.63 (2023/24)

PRICE GUIDE: £1,900,000 FREEHOLD

Shalford village shops and station – 0.3 miles.
Main line station (Waterloo 38 mins) – 2 miles.

01483 300 300

www.hillclements.com
6 Quarry Street, Guildford
Surrey GU1 3UR
info@hillclements.com



HILL CLEMENTS







THE LOCATION

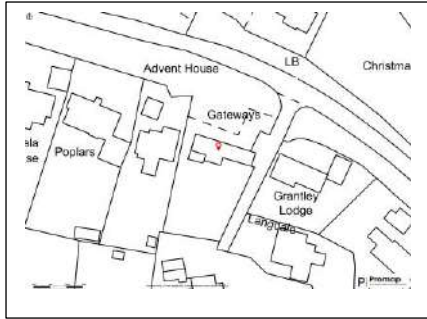
Gateways is pleasantly situated in Chinthurst Lane, just up from the village green and cricket pitch. The local shops of Shalford are just a few minutes' walk and, gathered around the village green, include a wine merchant, a post office, Boots, barbers, a coffee shop, two restaurants and a small supermarket. The local station here connects to Guildford and Gatwick and there are also two pubs, a pre-school and infant school. Guildford is only two miles away with its historic High Street and excellent shops, restaurants and bars and here the main line station provides a fast commuter service to Waterloo in 38 minutes. There are many schools in the vicinity including St Catherine's in Bramley, Tillingbourne Junior School in Chilworth, Longacre, Womersley and Shamley Green Junior School in Shamley Green, Cranleigh, Prior's Field and Charterhouse. All of Guildford's schools are easily reached by car, train and bus.

THE PROPERTY

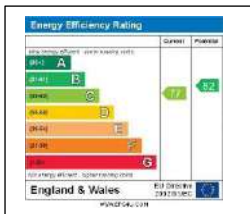
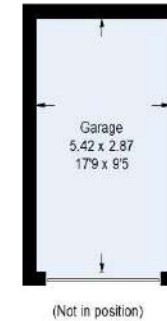
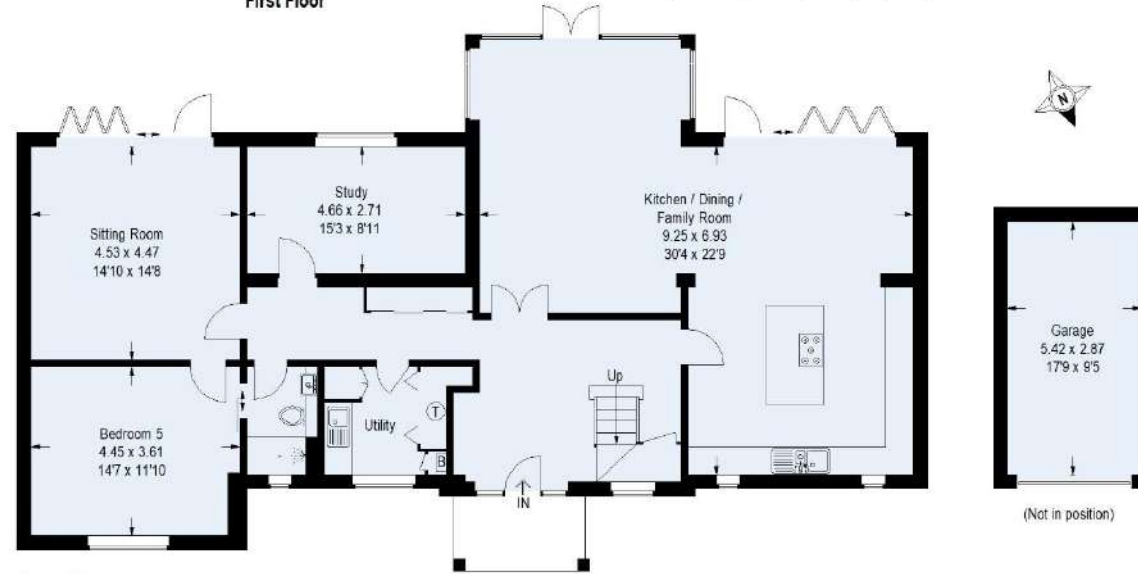
Gateways was built in the late 1950's and has recently been comprehensively renovated and extended to now provide flexible, light and airy accommodation, ideal for modern family living. The kitchen/family area now forms the heart of the house with three distinct areas and bi fold doors lead to an entertaining terrace at the rear. There is also a fine sitting room, study and ground floor bedroom 5/gym with an en suite shower room/cloakroom. There is under floor heating throughout the ground floor, and the rooms are orientated over the lovely sunny garden aspect. There are four double bedrooms and three bathrooms on the first floor, incorporating two suites, with the main suite having a vaulted ceiling and a dressing area fitted with wardrobes, as well as a lovely luxury shower room.



Approximate Gross Internal Area
 Ground Floor = 150.1 sq m / 1616 sq ft
 First Floor = 97.9 sq m / 1054 sq ft
 Total = 248 sq m / 2670 sq ft
 Garage = 15.3 sq m / 165 sq ft



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.



OUTSIDE

Gateways is set back behind a grassed area of common and is approached via a shared driveway from Chinthurst Lane which leads to the garage and parking spaces with a pathway leading to the front door. The garden is a delightful feature of Gateways and provides a beautiful level and sunny setting. There are entertaining terraces adjoining the house and level areas of lawn surrounded by mature shrubs and trees. There are raised beds and a greenhouse and large garden shed, and various delightful seating areas from which to enjoy the sun and shade. In all approximately 0.24 acres.

DIRECTIONS

From Guildford's one way system take the A281 Horsham Road to Shalford and turn left at the mini roundabout signed to Wonerish. Take the first turning on the right into Chinthurst Lane, immediately after the pedestrian crossing, and continue up the lane, passing the turnings to Ashcroft and Poplar Road and Gateways will then be found on the right behind a grassed area of common.

01483 300 300

www.hillclements.com
6 Quarry Street, Guildford
Surrey GU1 3UR
info@hillclements.com



HILL CLEMENTS

