



**LOCKSLEY**

**3 Shalford Road, Guildford, Surrey, GU4 8AA**

**HILL CLEMENTS**

## LOCKSLEY

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In a convenient location on the south side of Guildford, opposite Shalford Park and within a short level walk of the High Street and station – a spacious family house of approximately 2,800 sq ft with six bedrooms and three bathrooms set within a mature 0.4 acre garden

**6 BEDROOMS: 2 EN SUITE SHOWER ROOMS: BATHROOM: RECEPTION HALL: CLOAKROOM: SITTING ROOM:  
CONSERVATORY: DINING ROOM: STUDY: LARGE KITCHEN/BREAKFAST ROOM: UTILITY ROOM:  
DOUBLE GARAGE: MATURE 0.4 ACRE GARDEN**

High Street – 0.6 mile Main line station – (Waterloo 38 mins) – 0.75 mile

**PRICE GUIDE: £999,950 FREEHOLD**

### Situation

Locksley is conveniently situated on the popular south side of Guildford, opposite Shalford Park and close to the Water Meadows beside the River Wey. The historic cobbled High Street is just over half-a-mile away providing excellent shopping facilities, and all the restaurants and bars of the town are within walking distance. The main line station is a pleasant 0.75 of a mile walk along Shalford Park and the river and provides a frequent service to Waterloo in 38 minutes. Many of Guildford's highly regarded schools are also within walking distance. Also within half-a-mile are The Chantry Woods and Pewley Down providing many lovely walks through to St Martha's and Newlands Corner.

### Description

Locksley was built in 1929 and extended in 2003 with a two storey addition to the north east elevation. The accommodation is very spacious and flexible and extends to approximately 2,800 sq ft. There are six bedrooms on the first floor with two en suite shower rooms and a bathroom. On the ground floor there is a large entrance hall with cloakroom and three separate reception rooms with a conservatory leading off the sitting room. The large kitchen/breakfast room has double doors out to the garden and an adjoining utility room.

### Outside

**Detached Double Garage, Greenhouse and Garden Shed.** The house is approached through five bar gates and there is a parking/turning area in front of the house and garage. There is a large area of lawned front garden with mature trees lining the boundary. Gates either side of the house lead to the rear garden where there are further lawns and well stocked shrubberies and flower beds. There is also a vegetable garden. In all about 0.4 acre

### Directions

From Guildford, proceed south on the A281 Horsham Road. After passing the Weyside pub on the right and Chantry View Road on the left, the entrance drive to Locksley will be found after about 250 yards on the left, immediately before the Shalford Park Sports Pavilion on the right.

Approximate Gross Internal Area > 280 sq m / 2788 sq ft

Garage > 27 sq m / 291 sq ft

Total > 287 sq m / 3069 sq ft



**Garage**  
(Not shown in actual location / orientation)

**FLOORPLAN 2 2009**  
31403 702518 Ref: 30204

This floor plan is for the building described in the title and is intended to show the general layout of the building. It is not intended to be used as a contract document. The dimensions shown are approximate and are not intended to be used as a contract document. The dimensions shown are approximate and are not intended to be used as a contract document. The dimensions shown are approximate and are not intended to be used as a contract document.

First Floor



Ground Floor



Address: 3, Meadow Road, GU1 3UR, Surrey, GU1 3UR  
 BVA 1000 2000 3000 4000 5000

Energy Efficiency Rating		Environmental Impact (CO2) Rating	
Current	Target	Current	Target
4	78	2	73
5	78	3	73
6	78	4	73
7	78	5	73
8	78	6	73
9	78	7	73
10	78	8	73

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