



Cricketers Cottage, Horsham Road, Shalford  
Guildford

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# Cricketers Cottage

## Horsham Road, Shalford, Guildford Surrey GU4 8DQ

A charming, character cottage with delightful, part-walled garden and within easy reach of a wealth of amenities.

Shalford railway station 0.3 miles, Guildford & mainline station 2.5 miles, Godalming 3.3 miles, A3 (Portsmouth Road) 4.2 miles, M25 (Junction 10) 10.3 miles, London Gatwick Airport 23 miles, London Heathrow Airport 25 miles, Central London 38 miles

Reception hall | Sitting room | Dining room  
Kitchen | 3 Bedrooms | Family bathroom  
Shower room | Garden office | Greenhouse  
Garden | EPC rating C

### The property

With a picture-perfect façade, Cricketers Cottage offers the perfect blend of period charm and homely comfort, with neutral décor throughout creating an oasis of calm for a relaxed living environment. The entrance hall gives access on one side to the sitting room which features exposed rustic timbers and French doors which provide an easy transition from the inside to the outside setting. On the opposite side of the hallway, a dining area offers the perfect spot to host friends and family, with an open aperture linking to the bright kitchen. Benefitting from enhanced illumination, courtesy of a large lantern skylight, French doors and an expanse of windows, this convivial space blurs the boundary between the home and garden. The kitchen is cleverly designed with Shaker-style wall and base level cabinetry which encompasses the food preparation zone, with features including a Belfast sink, wooden work-tops and natural-toned wall tiling. On the first floor, step level changes create

interest and the accommodation comprises three bedrooms and a spacious, fully-tiled, modern family bathroom. Offering a bath-tub with shower fixture, the bathroom also provides a separate shower cubicle and complements the shower and cloakroom facilities situated on the ground level. Supplemental accommodation is provided by a smart, versatile-use garden room outbuilding, which offers a light-filled studio/gym or the ideal refuge for home-workers.

### Outside

Rambling, floral roses adorn the double-fronted elevation of the cottage and a pretty, white-painted picket fence fronts the lane, with pavers creating a neat low maintenance area and beds of geraniums to either side of the entrance portal. The rear garden offers a terrace of rustic pavers with direct access from reception areas offering opportunities for outdoor dining and relaxation whilst enjoying the south-easterly aspect. A brick-retaining wall has steps leading up to a lawned area of garden which is framed by attractively planted side borders and tucked in the corner a circular paved setting offers an alternative spot to sit and relax. For the green fingered, a greenhouse provides a haven for cultivation of flowers, herbs and vegetables.

### Location

The desirable village of Shalford offers a good range of local amenities including a convenience store, post office, the Seahorse Inn and the popular Snooty Fox Café, as well as a village hall and well-regarded primary school. Nearby Guildford offers a comprehensive range of shopping, recreational and cultural facilities, including theatres, the Surrey Sports Park and the Spectrum Leisure Centre. Road users have easy access to the A3, which connects to the M25, providing connections to the national road networks, whilst commuters are provided with railway stations at Shalford for services to Gatwick and Reading and Guildford for services to London Waterloo, with Dorking station offering an alternative train service to London Victoria.

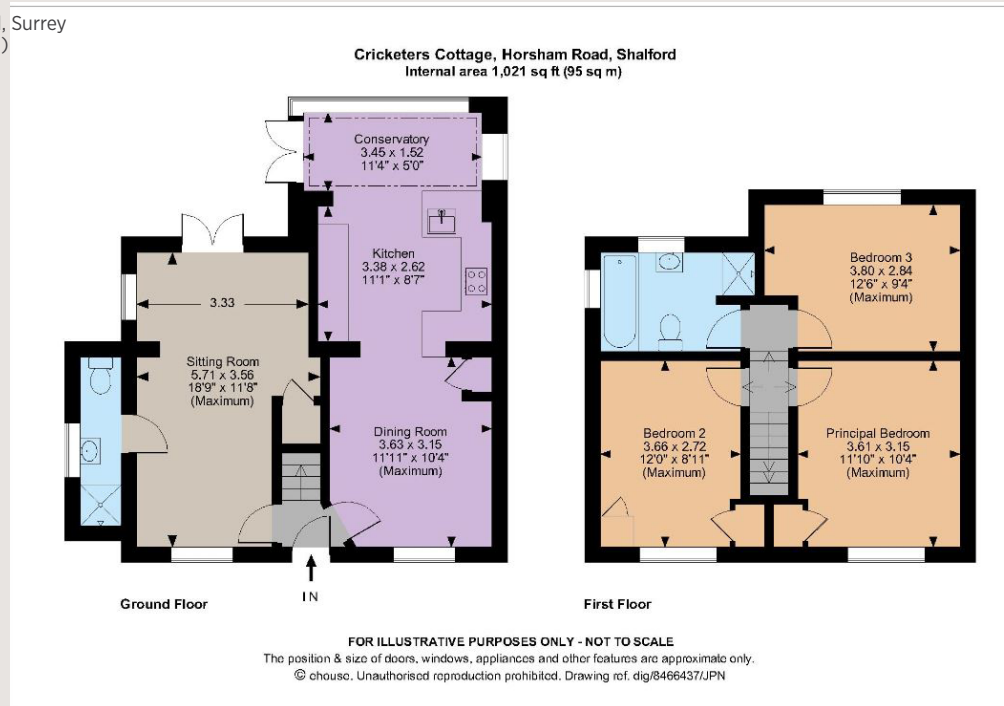








Floorplans  
 Cricketers Cottage, Horsham Road, Shalford, Surrey  
 Main House internal area 1021 sq ft (95 sq m)  
 Outbuilding internal area 98 sq ft (9 sq m)  
 For identification purposes only.



The area has an extensive selection of sporting facilities, with several golf courses nearby as well as fishing at Albury and the Willinghurst estate. Excellent schooling in the vicinity includes The Royal Grammar School, Tormead, St Catherine's and Guildford High School.

**Direction**

From Guildford take the A281 (Horsham Road) to Shalford. On reaching the village, at the roundabout continue straight-on and the property will be found on the left.

**General**

**Local Authority:** Guildford Borough Council  
**Tel:** 01483 505050  
**Services:** Mains water, gas, electricity and drainage.  
**Council Tax:** Band E  
**Tenure:** Freehold  
**Guide Price:** £700,000



**Guildford**

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