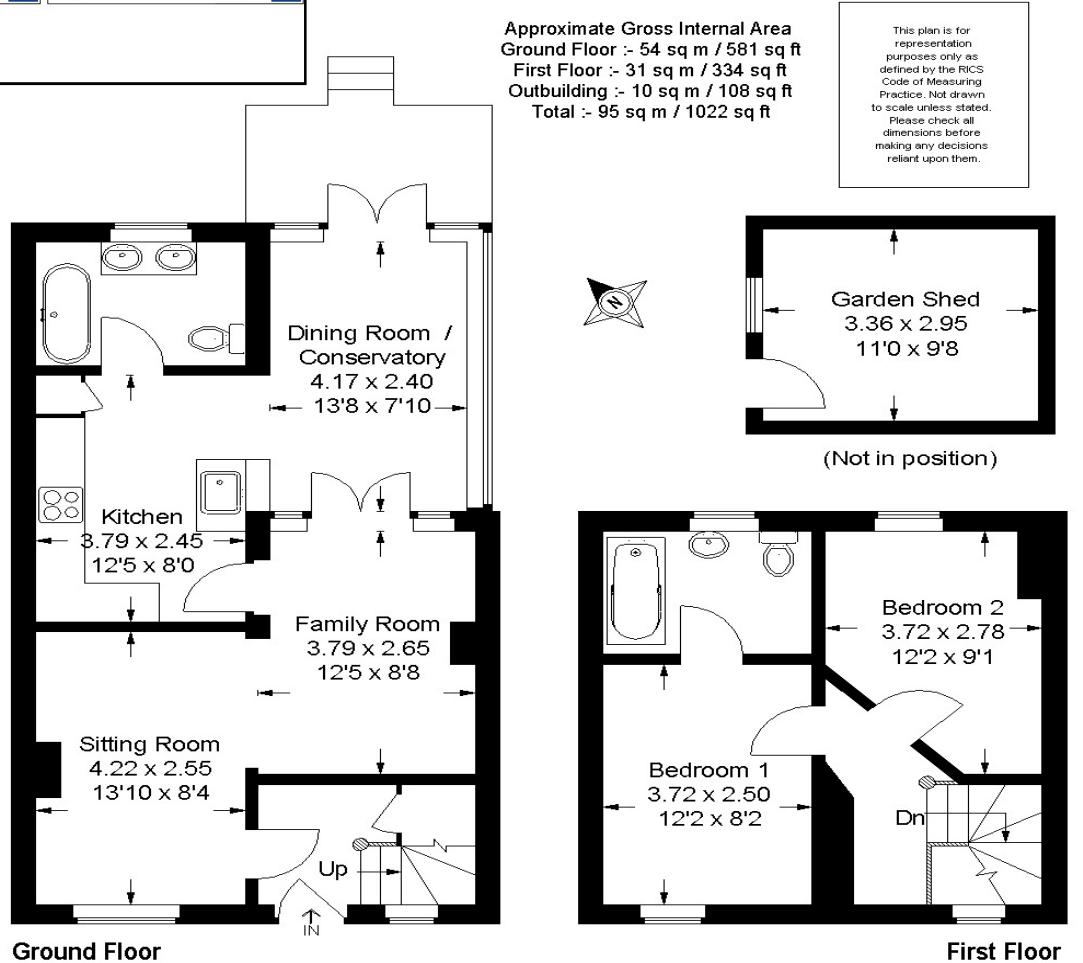


## Old Barn Cottage, Shackleford



**SITUATION** Shackleford is a pretty village with village shop, inn and cricket field and is surrounded by miles of attractive open countryside and within the Surrey Hills Area of Outstanding Natural Beauty. Shackleford is an ancient settlement and was known in the 14th century as an established village within the Guildford area and many medieval houses survive to this day. Ease of access to the Portsmouth Road and the arrival of the railway in the mid 19th century further enhanced the convenience of the village. Nearby Godalming and Milford provide an excellent range of local amenities, whilst a more extensive range of shopping, leisure and cultural facilities may be found at Guildford. Mainline stations can be found at Farncombe, Guildford, Milford and Godalming providing a frequent service into London (Waterloo), with journey times from around 47 minutes, whilst the A3 provides access to London, the south coast and the M25. The area is blessed with an excellent selection of schools within easy reach, including Aldro in the village centre, Charterhouse and Prior's Field. Recreational amenities available include golf at several local clubs, multi-activity sports centres at Guildford and Godalming, polo at Ewhurst and Midhurst and racing at Sandown and Goodwood. In addition, the surrounding countryside provides some of the most outstanding walking and riding in the country.

**DESCRIPTION** set in an idyllic location adjacent to the village post office and within 150 meters of the village pub and cricket ground, this charming cottage has been carefully improved over recent years and now offers a beautifully fitted kitchen, bathroom and shower room and an attractive oak framed dining room/conservatory. The property also features open fireplaces and has an attractive enclosed rear garden.

## ACCOMMODATION

Front door to

**ENTRANCE HALL** understairs storage area.

**SITTING ROOM** open fireplace with brick surround and mantel, exposed brick chimney breast, fitted wood burning stove, two wall light points, opening to

**FAMILY ROOM** open fireplace (believed to be an inglenook fireplace originally), two wall light points, glazed oak doors to Conservatory/Dining Room and door to

**ATTRACTIVELY FITTED KITCHEN** with range of timber fronted units including base cupboards and nest of drawers with polish granite worksurfaces, matching range of high level cupboards and shelving including glazed display cupboards, under surface oven, ceramic induction hob with extractor hood and light over, plumbing and space for washing machine and dishwasher, Belfast sink, ceramic floor and wall tiling, cupboard housing oil fired boiler with storage and shelving around. The kitchen is open plan to the

**DINING ROOM/CONSERVATORY** oak framed, double glazed roof and walls, tiled floor, glazed double doors to terrace and garden. Both the conservatory and kitchen have contemporary column style radiators.

**GROUND FLOOR SHOWER ROOM** with modern suite comprising double width shower cubicle with power shower, two wash basins, chrome ladder radiator, low flush WC, lime stone tiled walls and floor, ceiling downlighters.

From the Entrance Hall stairs to

**PART GALLERIED FIRST FLOOR LANDING**

**BEDROOM ONE** with vaulted ceiling.

**EN SUITE BATHROOM** with suite comprising claw foot roll top bath with chrome mixer tap and hand held shower, low flush WC, wash basin set on antique pine wash stand, exposed pine floor boards, column radiator.

**BEDROOM TWO** fireplace, access to loft space, column radiator.

## OUTSIDE

**THE REAR GARDEN** is mostly lawned with flower borders around, small sun terrace to one side of the garden is an enclosed area with oil tank adjacent to which is a

**STONE AND TIMBER OUTBUILDING** with light and power, beyond this is a gate with access to rear pathway.

**SERVICES** Mains electricity, water and oil heating to radiators.

**LOCAL AUTHORITY** Guildford Borough Council. Telephone 01483 505050. **COUNCIL TAX BAND 'E'.**

**DIRECTIONS** from Godalming proceed along Bridge Road over the River Wey bearing left at the first roundabout into Chalk Road. Continue under the railway bridge into Charterhouse Road. Follow on up the hill bearing left at the mini roundabout passing Charterhouse School into Hurtmore Road then take the left hand fork opposite Robins and Day garage following this road under the A3 taking the first right into Grenville Road. Follow the road down to the centre of the village where the property will be seen on the right hand side next door to the village shop.

**VIEWING** strictly by appointment with **CLARKE GAMMON WELLERS**, 86 High Street, Godalming, Surrey, GU7 1DU. Telephone 01483 417131 or e-mail Godalming.sales@clarkegammon.co.uk.



Map reproduced by permission of Geographers' A-Z map Co. Ltd. Licence No. A0092. This map is based upon Ordnance Survey maps with the permission of the Controller of Her Majesty's Stationery Office. © Crown Copyright 2002. The above is for identification purposes only. Not to scale, but believed to be correct at time of going to press.

**Important** Clarke Gammon Wellers give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that any services or facilities are in good working order. 4. The photographs appearing in these Particulars show only certain parts and aspects of the property at the time when the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respects of parts of the property which are not shown in the photographs. 5. Neither Clarke Gammon Wellers nor any of its employees has any authority to make or give any warranty in relation to this property. 6. Any areas, measurements or distances referred to herein are approximate only. 7. Where there is any reference in these Particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulation or other consents have been obtained and these matters must be verified by an intending purchaser. 8. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.



**rightmove.co.uk**  
The UK's number one property website

**globrix.**

# CLARKE GAMMON WELLERS

OLD BARN COTTAGE  
THE STREET  
SHACKLEFORD, SURREY, GU8 6AH

A charming Grade II listed cottage in the centre of this  
Quintessential English Village



**PRICE GUIDE £459,500 FREEHOLD**

**Sitting Room \* Oak framed Dining Room/Conservatory  
Family Room \* Beautifully fitted Kitchen \* Ground Floor  
Shower Room \* Bedroom One with En suite Bathroom  
Second Bedroom \* Garden**

Estate Agents - Chartered Surveyors - Valuers - Lettings - Auctioneers

Guildford Office  
Tel. 01483 880900

Godalming Office  
Tel. 01483 417131

Haslemere Office  
Tel. 01428 664800

Shere Office  
Tel. 01483 202016

Liphook Office  
Tel. 01428 728900

Mayfair Office  
Tel. 0870 112 7099

godalming.sales@clarkegammon.co.uk

www.clarkegammon.co.uk