



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,395,000

10, Dagden Road

Shalford, GU4 8DD

In a highly regarded no-through residential road, close to the village amenities and with a gate leading on to Dagley Lane providing access to miles of lovely country walks - a detached family house, carefully extended and modernised, with under floor heating throughout and a lovely kitchen, all set within a west backing garden

PROPERTY SUMMARY

10 Dagden Road is a detached family house, dating back to the 1930's, which has been extended and modernised throughout to now provide modern and practical family orientated living spaces. There are four bedrooms on the first floor, two of which have en suites. There is a particularly attractive entrance hall with cloakroom, a fine sitting room with bay window, a further family room at the rear, and a useful study. the kitchen is a real feature and provides the heart of the accommodation with a lovely outlook over the rear garden and glazed doors to an entertaining terrace. This room provides cooking, relaxing and dining areas, and there is also a utility room with direct access to the rear garden. There is under floor heating throughout ground and first floors and attractive replaced windows, all in keeping with the original character of the house.



4



3



3







Dagden Road is a highly regarded no-through residential road of detached family houses, conveniently situated within easy reach of Guildford town centre and also of all the village amenities of Shalford. Within a short walk there is a small supermarket, two coffee shops, a Thai restaurant, a barber shop, Boots the Chemist, a post office and a take away restaurant. The branch line station provides a link to Guildford and Gatwick via Dorking and there is a traditional Infant School and pre-School. The village is centred around a cricket green with a thriving cricket club. Guildford, with its historic High Street with excellent shops, restaurant, pubs and bars is less than 1.5 miles and here the main line station provides a regular commuting service to Waterloo in 35 minutes. There are many schools in the vicinity, including the village school, and Cranleigh, Charterhouse, Priors Field and St Catherine's are all within easy driving distance. All of Guildford's popular schools are equally easily accessible.

The garden provides a lovely sunny area, backing west and benefits from a gate leading directly on to Dagley Lane, which is a footpath/cycle path, leading in to Guildford via Shalford path or back to the village, even linking with the Downslink, which connects all the way down to the south coast. There is an entertaining terrace adjoining the house which leads on to extensive areas of lawns with shrubs and trees and an area at the rear with shed and potential for a vegetable section. In all approximately 0.14 acres.







Shalford station and shops - 0.4 mile

Guildford High Street - 1.4 miles

Guildford main line station - 1.6 miles

RGS Guildford - 1.6 miles

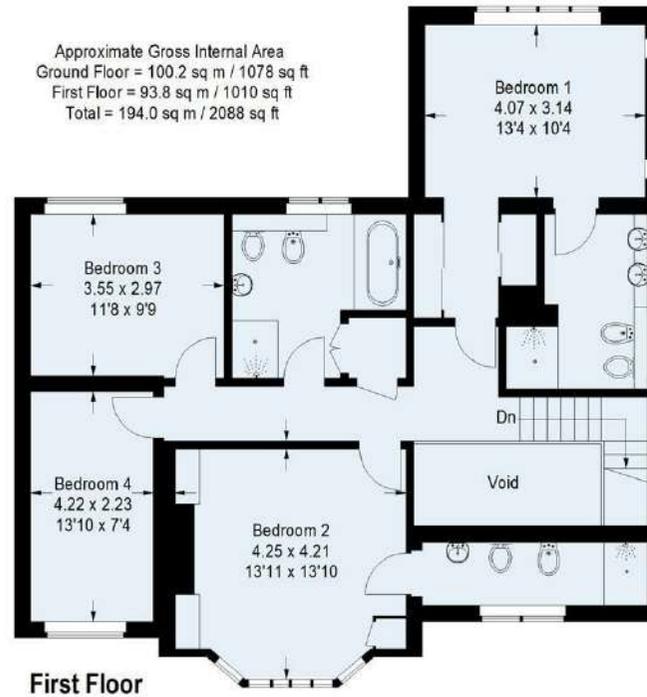
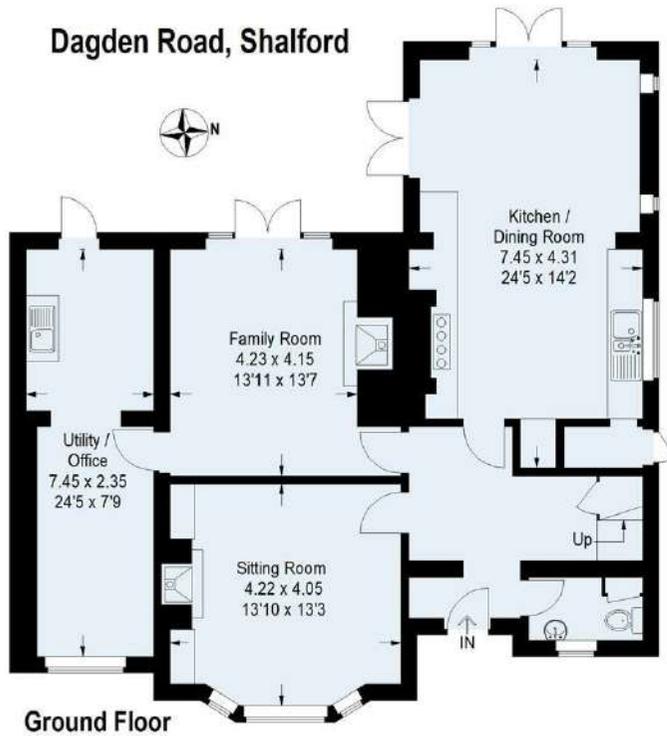
St Catherines, Bramley - 1.9 miles



DIRECTIONS

From Guildford's one way system, take the A281 Horsham Road out of town and carry on into Shalford. Continue past the church and The Seahorse pub and take the next turning on the right into Dagden Road. 10 will be seen straight ahead on the left hand bend.

Dagden Road, Shalford



Approximate Gross Internal Area
 Ground Floor = 100.2 sq m / 1078 sq ft
 First Floor = 93.8 sq m / 1010 sq ft
 Total = 194.0 sq m / 2088 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.

LOCAL AUTHORITY
 Guildford

TENURE
 Freehold

COUNCIL TAX BAND
 G

VIEWINGS
 By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		88	89
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive	2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS
 6 Quarry Street
 Guildford
 Surrey
 GU1 3UR

OFFICE DETAILS
 01483 300300
 info@hillclements.com
<https://hillclements.com/>