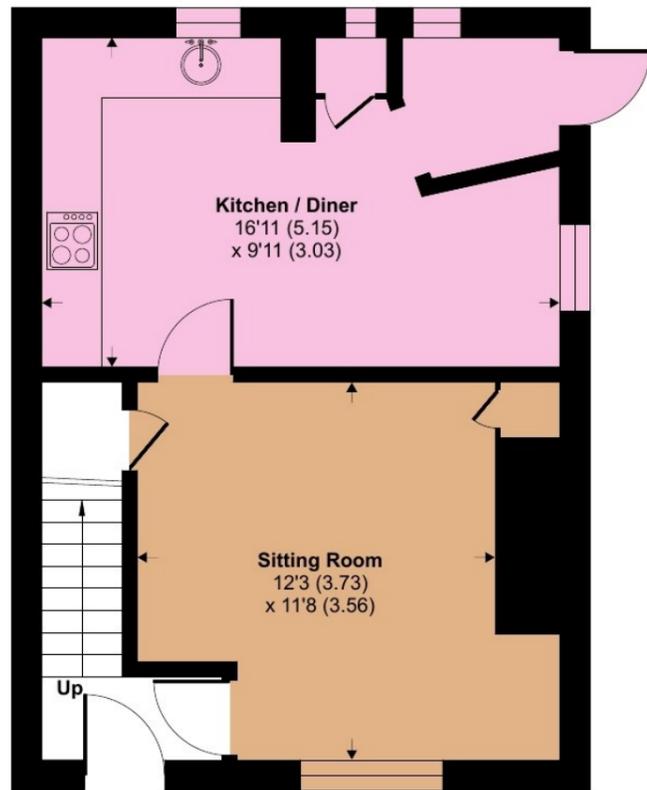


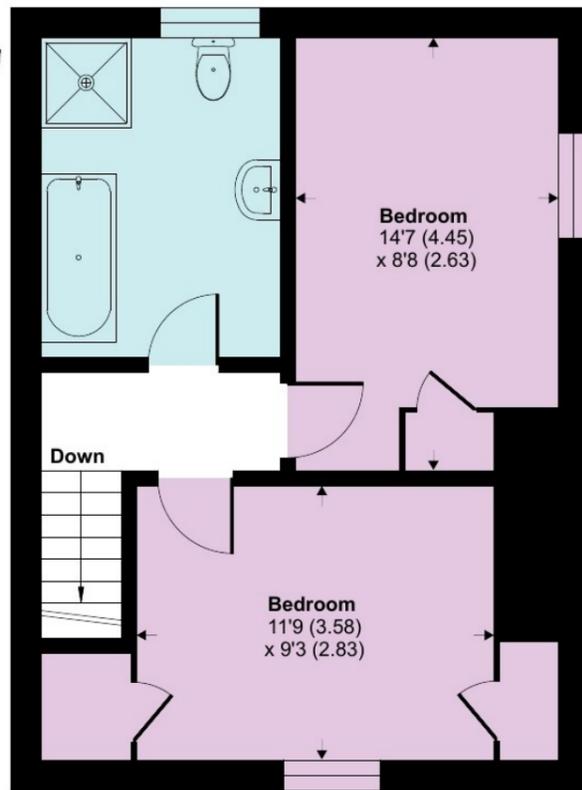
Peper Harow Lane, Shackleford, Godalming, GU8

Approximate Area = 798 sq ft / 74.1 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



Peper Harow Lane, Shackleford, Godalming, Surrey, GU8

Offers in excess of £525,000

Built around 1780, this charming two double bedroom cottage with large private garden has been tastefully renovated throughout, offering an attractive blend of character, comfort and rural tranquillity.

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ACCOMMODATION

- Charming character cottage
- Delightful village location
- Well presented
- Two double bedrooms
- Large garden
- No onward chain

DESCRIPTION

Thoughtfully renovated and beautifully presented throughout, this home enjoys a peaceful setting within the picturesque village of Shackleford, just a short walk to amenities, the local public house and sought after schools.



Stepping inside, the welcoming sitting room immediately captures the essence of the property. A central brick fireplace with a woodburning stove creates an inviting focal point, complemented by a large front window that fills the room with natural light. The space is warm, well proportioned and ideal for relaxed everyday living. To the rear sits the kitchen/breakfast room. The kitchen has been sympathetically updated with shaker style cabinetry and wooden worktops, all balanced by period details including the original timber door and exposed beams. Adjacent to the kitchen is a bright dining area with charming views towards the garden and a back door leading out to the patio.

Upstairs, the cottage offers two excellent double bedrooms. The light principal bedroom spans the width of the property and benefits from ample built in storage cupboards. The equally generous second bedroom overlooks the back garden and has built in storage. Completing the upstairs is a superbly refitted four piece bathroom, offering both a bath and separate shower, modern sanitaryware and a tasteful, contemporary finish.



Outside, the home is set back from the lane, approached via a charming brick pathway leading to the front door and oak porch. To the rear, the property benefits from a lovely long garden, predominantly laid to lawn, a patio area ideal for outdoor dining and entertaining and a small outdoor storage room. The setting offers a wonderful sense of peace and privacy, enhancing the cottage's countryside appeal.

LOCATION

Shackleford is very popular and picturesque Surrey village between Godalming and Farnham, within easy reach of the A3 (0.8 mile), Guildford and the M25 beyond. Shackleford itself has a Church, local public house, post office/general store, as well as an excellent village school and Aldro Preparatory School. The surrounding countryside provides some of the finest walking and riding in Surrey, including the Old Pilgrim's Way. There are golf courses in the neighbouring villages of Puttenham and Milford (including the West Surrey) and Hurtmore. Godalming is an attractive and vibrant shopping environment including a choice of Waitrose and Sainsbury's supermarkets, other specialised shops and wide choice of cafes and restaurants. Schools in the vicinity include Charterhouse, Prior's Field and the Sixth Form College in Godalming. Guildford and Godalming both have a main line train service to Waterloo.

LOCAL AUTHORITY

Waverley Borough Council, Godalming | Council Tax Band E

DISCLAIMER

Winkworth Estate Agents wish to inform any prospective purchaser that these sales particulars were prepared in good faith and should be used as a general guide only. We have not carried out a detailed survey, nor tested any services, appliances or fittings. The measurements are approximate, rounded and are taken between internal walls often incorporating cupboards and alcoves. They should not be relied upon when purchasing fittings including carpets, curtains or appliances. curtains/blinds, carpets and appliances whether fitted or not are deemed removable by the vendor unless they are specifically mentioned within these sales particulars.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		