CURCHODS







9 Summersbury Hall

Summersbury Drive, Shalford, Guildford, GU4 8JJ

1 Bedroom | 1 Bathroom | 1 Reception Room

Asking Price £325,000

Share of Freehold



Situated on the first floor of an elegant Victorian mansion, this beautiful apartment offers spacious light filled accommodation (772sq ft) with a blend of period charm and soaring ceilings. The impressive dual-aspect sitting room flows seamlessly into a generous Shaker-style kitchen with ample space for dining. The spacious double bedroom enjoys attractive sash windows and benefits from built-in wardrobes while a contemporary bathroom completes the accommodation. The property is further enhanced by truly stunning landscaped communal grounds featuring mature trees and established planting. Completing this desirable home is the advantage of driveway parking. Situated in the highly desirable village of Shalford close to excellent local amenities and railway station.

EPC D | Council Tax Band C

Charges (if applicable):
Annual service charge of £2640 pa





Key Features

- Beautiful first floor apartment within an elegant Victorian mansion
- Bright and spacious accommodation filled with natural light
- Impressive dual-aspect sitting room
- Generous Shaker-style kitchen with ample space for dining
- Spacious double bedroom with attractive sash windows and built-in wardrobes
- Stunning landscaped communal gardens with mature trees and established planting
- Modern family bathroom
- Plenty of street parking available

Additional Information

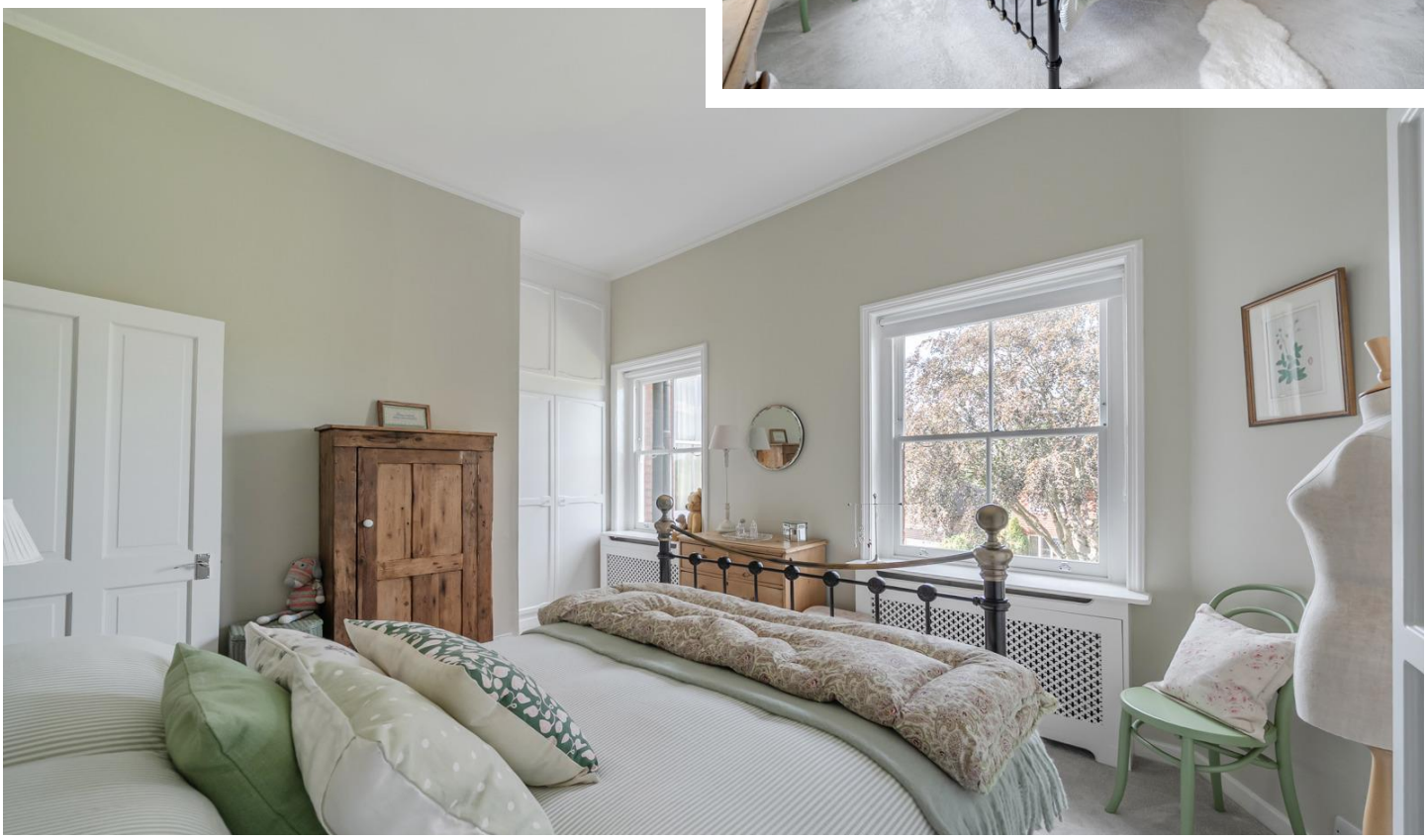
Our client has advised the property has mains drainage, gas, electric and water. The property also benefits from mobile phone signal and broadband. In addition, there is the option to rent a garage for approximately £40 per calendar month.

Location

Shalford is a highly sought-after Surrey village offering an excellent range of local amenities, including the highly regarded Shalford Infant School, village shop, post office, two cafés, a chemist and a florist. The village is surrounded by beautiful countryside, with an abundance of scenic walking routes, including the nearby Surrey Hills Area of Outstanding Natural Beauty. Shalford railway station is within walking distance, providing direct services to Reading (via Guildford) and Gatwick Airport, while regular bus services offer convenient access to Guildford. Just a short distance away, the historic county town of Guildford provides an extensive range of shopping, recreational and leisure facilities. Its charming cobbled High Street is home to an excellent selection of shops, cafés and restaurants, alongside G Live, the Yvonne Arnaud Theatre, a cinema complex and Guildford Castle. Guildford benefits from two railway stations, with the mainline station offering frequent services to London Waterloo in approximately 35 minutes. The nearby A3 provides excellent road links to London, the M25 and the South Coast.



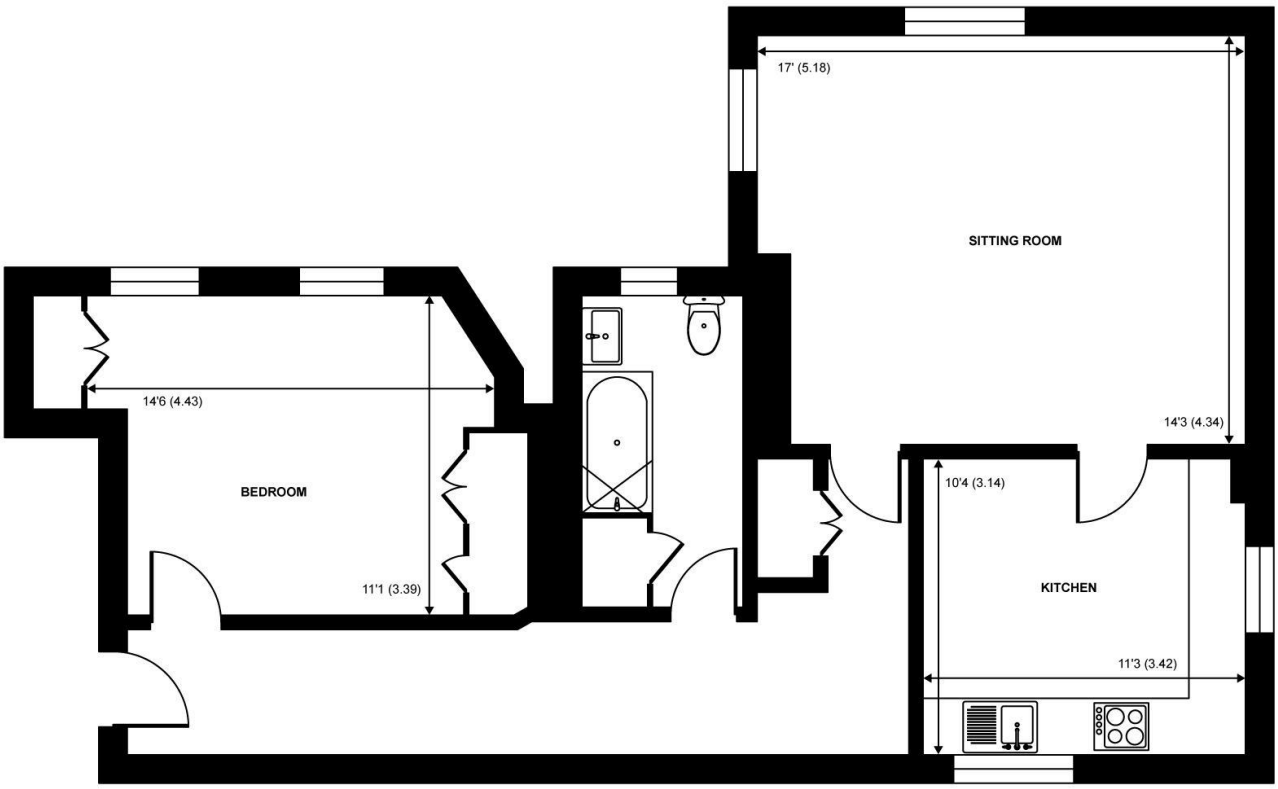




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Approximate Area = 772 sq ft / 71.7 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Simpsons Estate Agents ta Curchods. REF: 1501988

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Reference: CGD260291

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