



A six bedroom detached family home set in a quiet rural location.

Woodhill Lane, Shamley Green, Guildford, Surrey, GU5

£6,000 pcm plus fees apply, Unfurnished
Available from 18.12.2019

savills

A substantial family home set within the Surrey Hills • Private and secluded position set back behind electric gates • Ample living accommodation flooded with light • Outstanding views across the rear gardens • Separate living accommodation above the spacious triple garage

Local Information

The pretty village of Shamley Green enjoys a sought-after location within The Surrey Hills Area of Outstanding Natural Beauty. It is a semi rural village, with a wealth of listed timber-framed buildings, surrounded for the most part by farmland and the wooded hills of Winterfold and Blackheath. Shamley Green is the quintessential English village, with its village green, duck pond, two pubs, church and a village shop with post office for daily needs. Cranleigh offers a good range of local shopping, in addition to banks, restaurants, arts centre, petrol station, a weekly market and a leisure centre, whilst at Guildford provides a more extensive range of shopping, leisure and cultural amenities. The main line station at Guildford provides a fast and frequent service into London/Waterloo, with journey times from around 36 minutes.

About this property

A wonderful six bedroom country home with impressive views over the gardens. It makes an ideal weekend retreat or family home, which is set in a secluded position but within easy reach of Guildford. Included is a triple garage with one bedroom annex above and approximately one and a half acres of grounds. Internally the house has been built to a first class standard with many country

style features including log burners, wooden flooring and Aga. There is a kitchen/breakfast room with access to the stunning views over the rear gardens which leads to a patio area that surrounds the house, great for entertaining. The striking master bedroom is extremely light and airy and again has great views of the south facing garden. There is further four bedrooms in the main house and one bedroom annex perfect for guests or staff. There is ample downstairs living accommodation including a large reception room leading from the kitchen/breakfast room, study and snug.

Furnishing

Unfurnished

Local Authority

Waverley Borough Council,
Godalming

Energy Performance

EPC Rating = C

Viewing

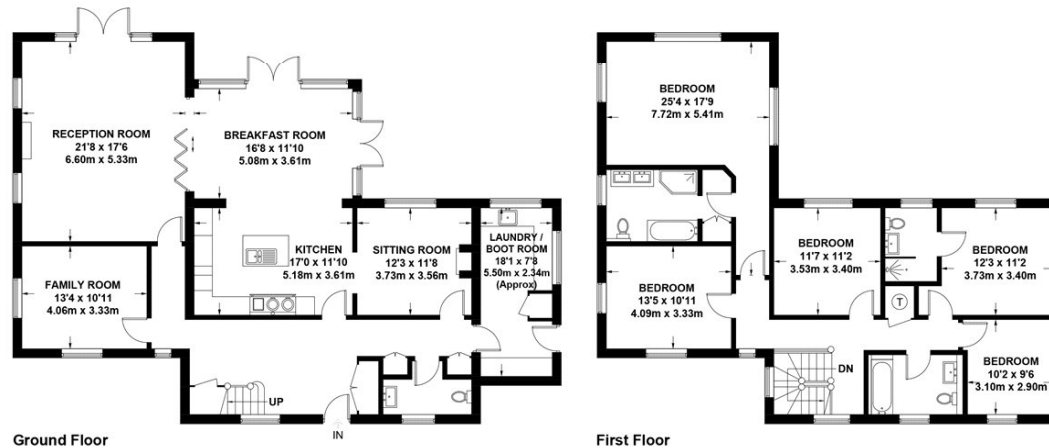
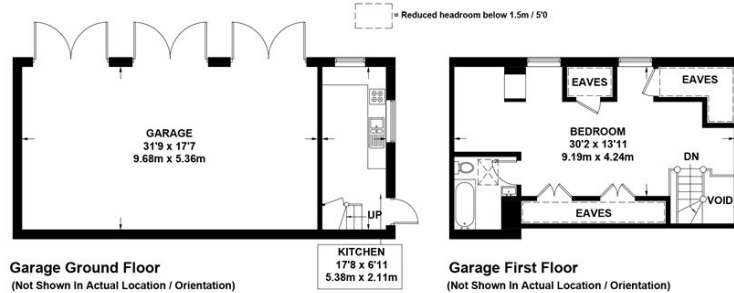
All viewings will be accompanied and are strictly by prior arrangement through Savills Guildford Lettings Office. Telephone: +44 (0) 1483 796 830.





Woodhill Lane, Shamley Green

Approximate Gross Internal Area = 271.4 sq m / 2921 sq ft
Garage = 111.2 sq m / 1197 sq ft (Excluding Void)
Total = 382.6 sq m / 4118 sq ft



Exposure House © 2018 (ID442996)

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Whilst every attempt has been made to ensure the accuracy of this floor plan, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error or omission. This illustration is for identification purposes only. Measured and drawn in accordance with RICS guidelines. Not drawn to scale, unless stated. Dimensions shown are to the nearest 3" and are to the points indicated by the arrow heads.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	79	83
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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*There are different rules and fees for different tenancy types. For details of our fees and charges to go to Savills.co.uk/tenant-fees. For more detailed information read our applicant guide at savills.co.uk/applicant-guide. Hard copy available on request. . 20191022SMAL

