



Grade II listed Georgian house in the heart of the village

Gallandes, Shere Lane, Shere, Guildford, Surrey, GU5 9HS

Freehold

savills



Delightful red brick cottage • Centrally located in the sought after village • Moments away from the independent shops and boutiques • Landscaped rear garden • High end finish and appliances throughout

#### Local information

There is one of Surrey's most historic and picturesque villages, with the River Tillingbourne at its heart. There are a wealth of period buildings, and the village is set within the Surrey Hills Area of Outstanding Natural Beauty.

The village offers an extensive range of amenities including a doctors' surgery, convenience store and post office, bakery, greengrocer, coffee shops, two pubs, a fine dining restaurant, gift shop and a trekking shop.

The A25 provides for easy access to Dorking and Guildford, where mainline stations offer good services to London, with journey times into Waterloo from about 35 minutes, whilst the A3, accessible at Ripley, connects with the M25 for the airports and the national motorway network.

#### About this property

A stunning Grade II listed and sympathetically updated three bedroom cottage dating from 1742.

Internally, there is a dual aspect sitting room, with wood burning stove. The generous dining room leads to the kitchen/breakfast room, with an attractive range of bespoke cabinets, a breakfast island, gas fired AGA and additional gas hob. This impressive space has a vaulted roof offering attractive garden views and French doors leading to the patio and garden. The oak flooring runs throughout the ground floor.

A staircase rises to the first floor landing that retains original pitch pine wall panels. Off the landing, there are two principal bedrooms and a family bathroom.

Further stairs lead to the second floor with an additional bedroom and recently converted shower room.

To the rear of the house is a gravel patio which offers privacy and seclusion. Steps lead up to a lawn area extending to the rear boundary. There is a paved terrace with views to the South Downs and the whole garden is enclosed by mature shrubs.

Photographs taken in 2017.

#### Tenure

Freehold

#### Viewing

Strictly by appointment with Savills







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Gross internal area (approx) 1599 sq ft

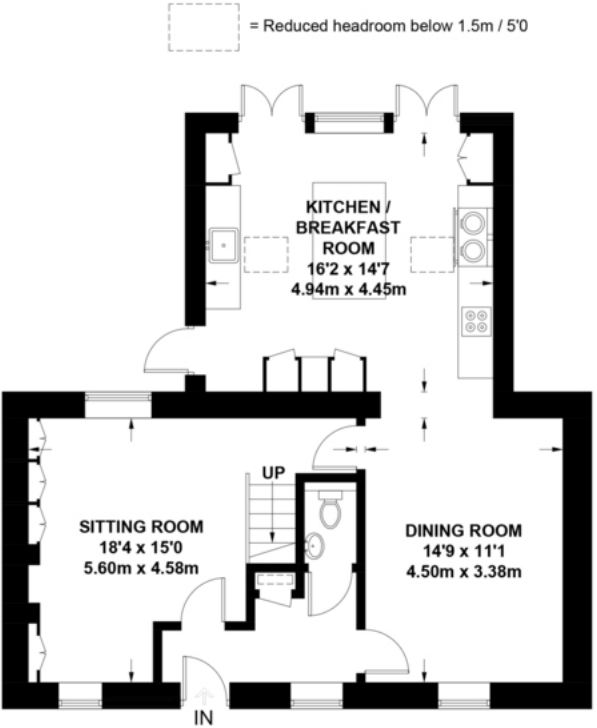
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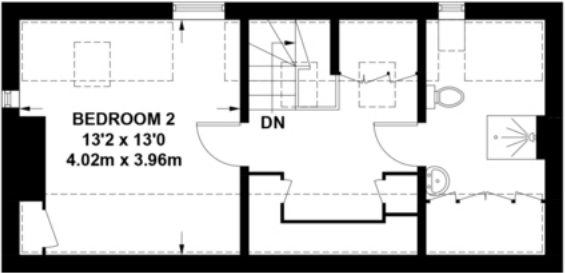
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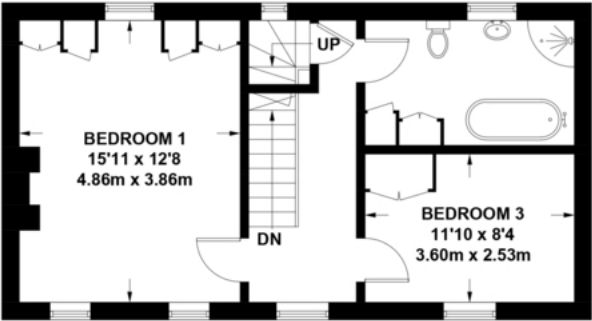
Approximate Gross Internal Area = 149.0 sq m / 1599 sq ft



Ground Floor



Second Floor



First Floor

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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.

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