



**32 Pathfields, Shere, Surrey GU5 9HP**

**Price £360,000 Leasehold (111 years remaining)**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

A recently constructed, spacious & very well presented 2 double bedroom ground floor property located in a quiet road within walking distance of the very sought after village of Shere. Accommodation comprises an entrance hall with built-in storage cupboards, a large dual aspect kitchen/breakfast room with an excellent range of units & ample space for a table & chairs, a sitting room with double doors leading out to a small private patio, 2 good size double bedrooms & a bathroom with bath & wall mounted shower. The property benefits from various upgrades to include solid wood flooring throughout. Outside the property offers one allocated parking space, a shared space for guest parking, a communal bike shelter & dedicated bin storage shed. Apart from the small private paved area outside the reception room doors, there is also a communal garden area (for the use of 4 properties).

## Directions :

From our office in Shere, proceed away from the A25 over the bridge & stream, past the shops & pubs, turning right 50 yards after the final shop into Pathfields. Continue for approx. 65 yards where you will find No. 32 on your right.

## Situation :

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, restaurant, cafes, schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	73   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax : Guildford Borough Council - 01483 444864 - Band C £2,016.12 per annum (2023-24)**

**Circa 111 years remaining on lease**

**All Mains Services**

**Service Charge £78.79 pcm (not reviewable) includes buildings insurance, repair of communal areas, grounds maintenance, electricity & light bulb maintenance (communal areas), bulk refuse collection & an annual contribution to the reserve fund**

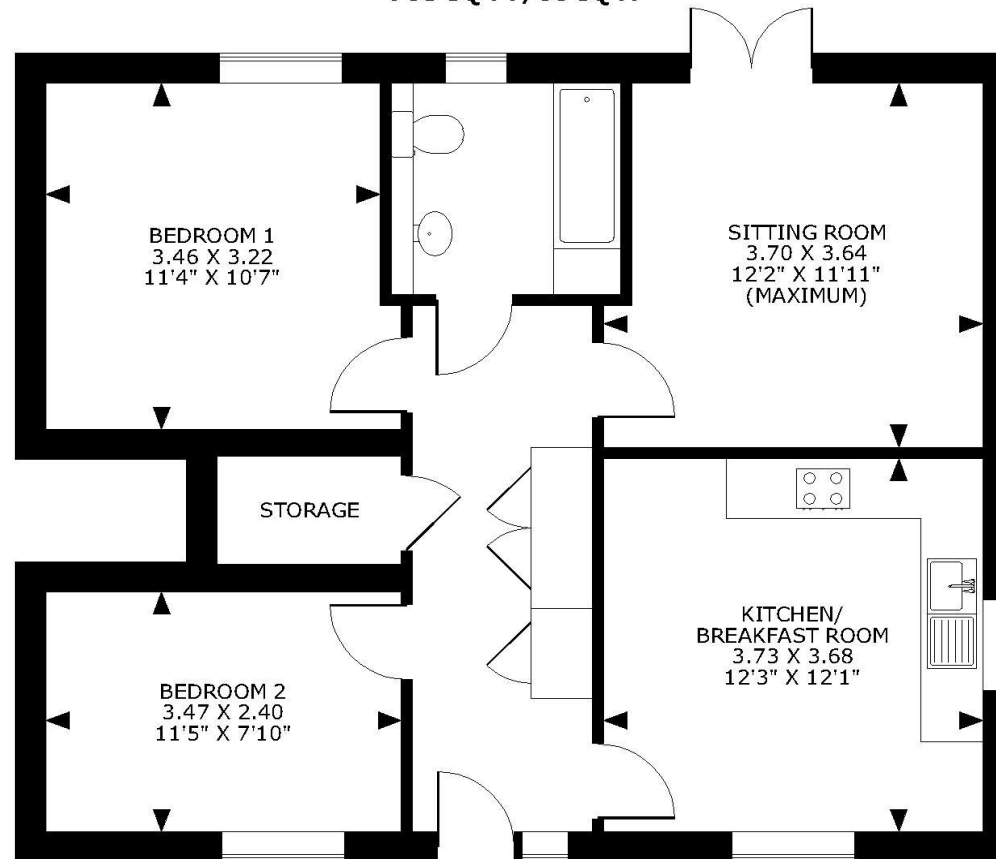
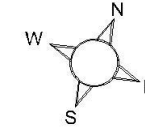
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

# 32 Pathfields, Shere, Surrey GU5 9HP

APPROXIMATE GROSS INTERNAL AREA  
708 SQ FT/66 SQ M



## GROUND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

### Terra Cotta (Estate Agents) Ltd

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### Opening Hours

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