



2 Wellers Court, Shere, Surrey GU5 9JU

Price £799,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

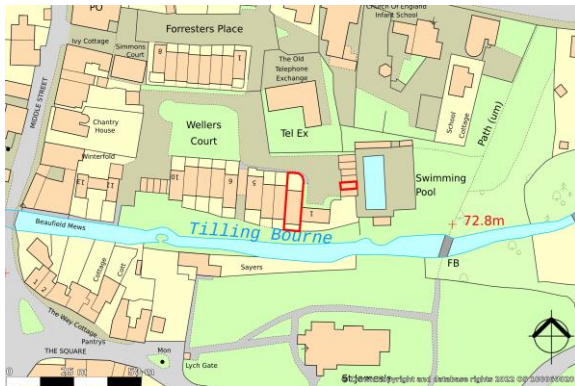
A spacious & well presented 3 double bedroom house with direct views over the local stream, located in a quiet spot in the heart of Shere village. Ground floor accommodation comprises a 24ft reception room with sitting & dining areas, feature fireplace & double doors leading out to the patio & rear garden, a good size kitchen/breakfast room with space for table & chairs, a separate utility room & wc. Upstairs offers a very large master bedroom with extensive wardrobes & windows overlooking the stream & church beyond, an ensuite bathroom (with bath & wall mounted shower), 2 further double bedrooms (one with fitted wardrobes) & a family bathroom (with bath & wall mounted shower). There is a very large loft with excellent head room & windows at either end, providing excellent potential to extend if required (subject to any permissions that may be required). There is a small private patio to the rear with space for table & chairs, then a lawned area beyond leads down to the stream (no risk of flooding) & with views beyond. There is also a single garage with power & light in a block (adjacent to No. 1) & off-street parking. There is also a well tended communal lawned area & individual bin stores. An exceptional, central location within a short walk of this sought after village. No onward chain.

Directions :

From our office in Shere, proceed up Middle Street away from the stream towards the T-junction. Turn right onto Gomshall Lane and shortly after take a right onto Wellers Court just before The Old Telephone Exchange. Continue straight on into Wellers Court, follow the road round to the left, where you will find No. 2 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	Current	Potential	Environmental Impact (CO ₂) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
105-100	A		105-100	A	
95-91	B		95-91	B	
85-81	C		85-81	C	
75-71	D		75-71	D	
65-54	E		65-54	E	
55-51	F		55-51	F	
45-39	G		45-39	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	ES Directive 2002/91/EC		England, Scotland & Wales	ES Directive 2002/91/EC	

Council Tax: Guildford Borough Council - Band G - £3,780.23 per annum (2023/24)

All Mains Services

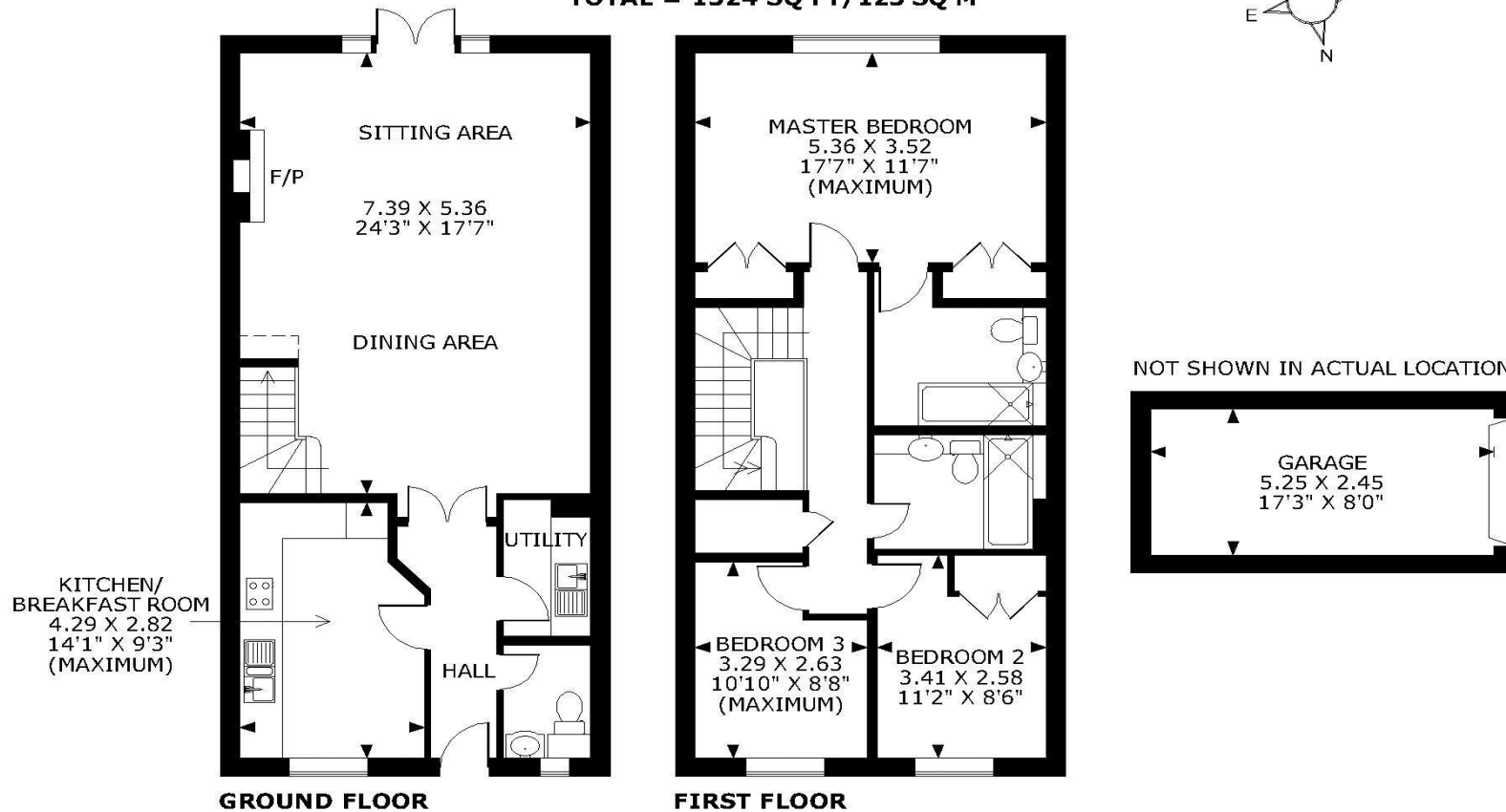
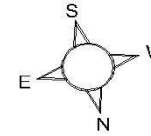
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 679 SQ FT/63 SQ M
FIRST FLOOR = 645 SQ FT/60 SQ M
TOTAL = 1324 SQ FT/123 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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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.

Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm