



Yew Trees, Shere Lane, Shere, Surrey GU5 9HS

Price £750,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

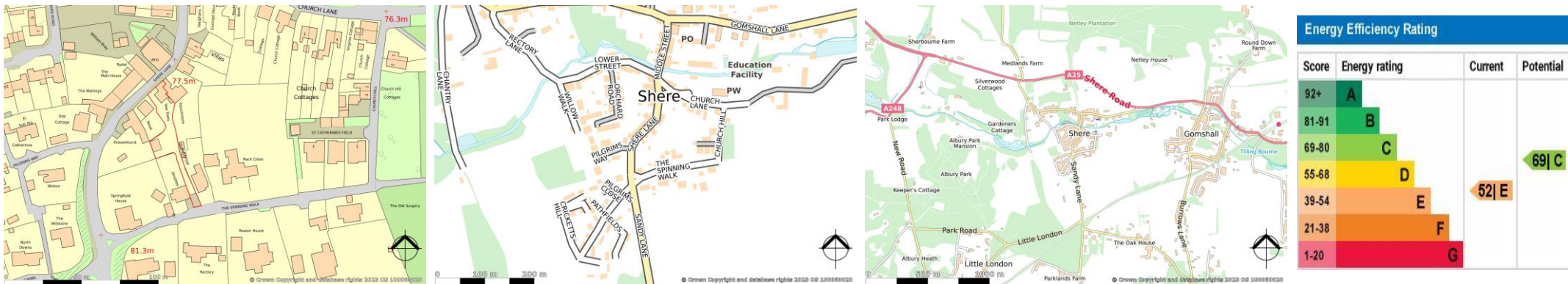
A very attractive 3 bedroom character cottage with extensive parking (including a double garage) requiring some modernisation set in the heart of this sought after village. Ground floor accommodation comprises an 18ft loggia overlooking & door leading out to the rear garden, double doors lead through to a sitting room open plan to a dining area, with a stunning singlenook fireplace & a beamed ceiling with door to a garden room/conservatory which in turn has a door leading to the rear garden. An inner hallway leads to a good size kitchen/breakfast room with fireplace & door leading down the basement. This is quite an extensive, dry area. The first floor offers a large dual aspect double bedroom to the front, 2 further single bedrooms & a good size bathroom with bath & hand held shower. From the road a few steps lead to a pathway to the front door, with a small covered seating area to one side. There is also a small lawned area, heading & patio with coal store to the side. An arched door from the pavement leads directly down into the basement. The parking for the property is accessed via a driveway located on The Spinning Walk. This private driveway leads to an area of off-street parking for several cars & a double length, double width detached garage. A gate from there leads down into the pretty cottage rear garden, which is mainly laid to lawn, with flower borders & an extensive rockery to one side, with a pathway meandering down to the door to the Loggia. This property has been well loved & is offered for sale for the first time in many years. No onward chain.

Directions :

From our office in Shere, proceed away from the A25 over the bridge & stream, past The Square on your left where you will find Yew Trees on your left, just after The William Bray on your right.

Situation :

Located in central Shere, within a short walk of local shops, pubs, restaurant, cafes, schools (nursery & infant), a museum, church & the doctors surgery, as well as a Friday night cinema at the local village hall, an open air heated swimming pool (for the use of local residents only), sports club (with tennis courts) superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).



Council Tax - Guildford Borough Council - Band F - £3,276 per annum (2023-24)

All Mains Services

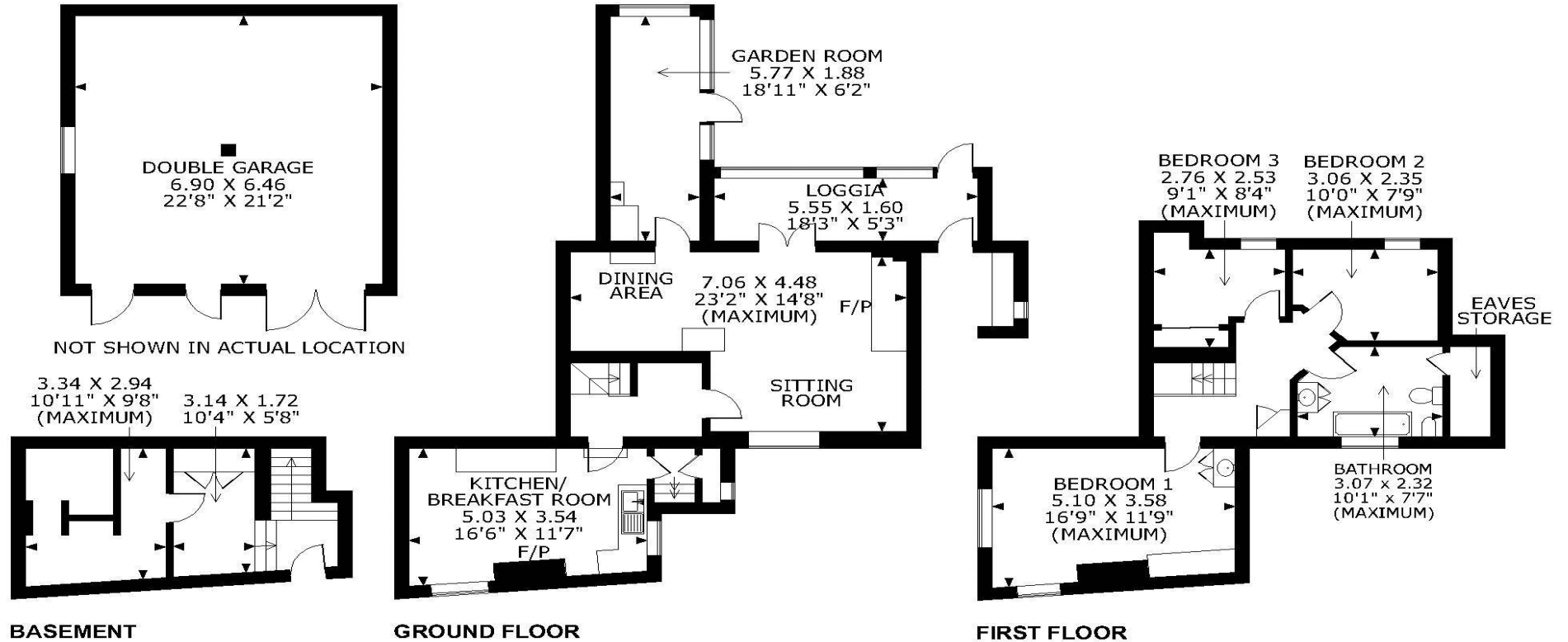
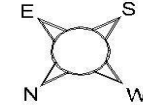
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
BASEMENT = 224 SQ FT/21 SQ M
GROUND FLOOR = 851 SQ FT/79 SQ M
FIRST FLOOR = 523 SQ FT/49 SQ M
TOTAL = 1598 SQ FT/149 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.

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