



1 Forrest Place, Shere, Surrey GU5 9BT

Price £699,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

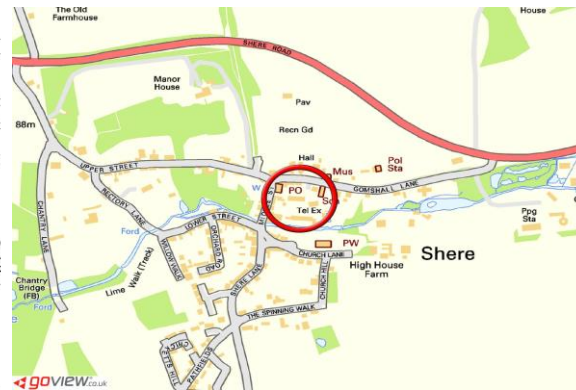
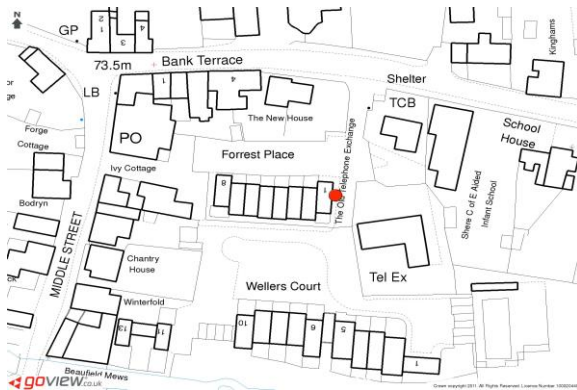
An immaculately presented 3 double bed family home situated in a quiet gated development in the heart of this most sought after village. Ground floor accommodation includes a large reception room with a bespoke & extensive shelving unit & double doors leading out to the garden, a superbly fitted kitchen/breakfast room with fully integrated appliances & ample space for table & chairs & a wc. The first floor offers a double bedroom with fitted wardrobes, another small double with a bespoke shelving unit & a refitted family shower room, then a further staircase leads up to the master bedroom (set slightly into eaves) with study area & a well fitted bathroom. Outside, the property benefits from a paved courtyard garden with shed & there is one allocated parking space (plus visitor spaces). Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn right at the T-junction onto Gomshall Lane, turning right after 50 yards (just before Shere infants school) into Forrest Place, park in the visitors parking bay to your right.

Situation :

Located in central Shere, 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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
		78	88
		EU Directive 2002/91/EC	

Council Tax : Guildford Borough Council 01483 444864 - Band G &£3,163.53 per annum (2021-22)

Service charge £390 every 6 months

All Mains Services

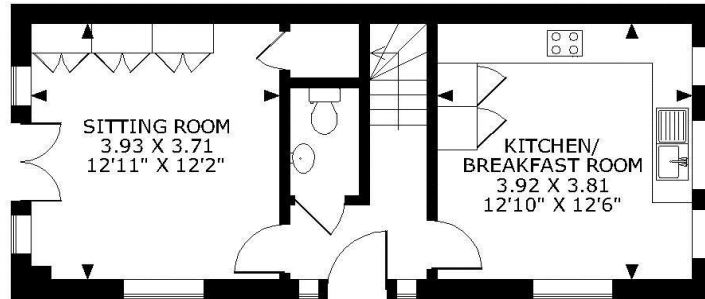
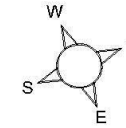
Your Local Independent Estate Agent



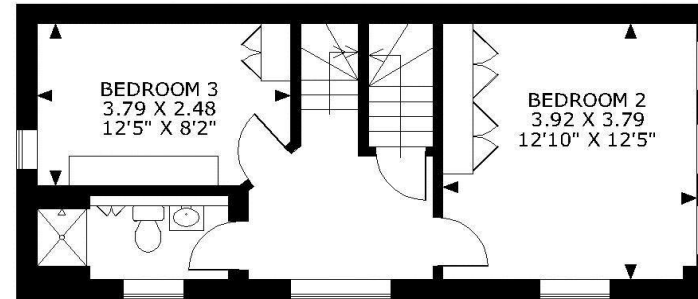
Please call 01483 205150 to arrange a viewing

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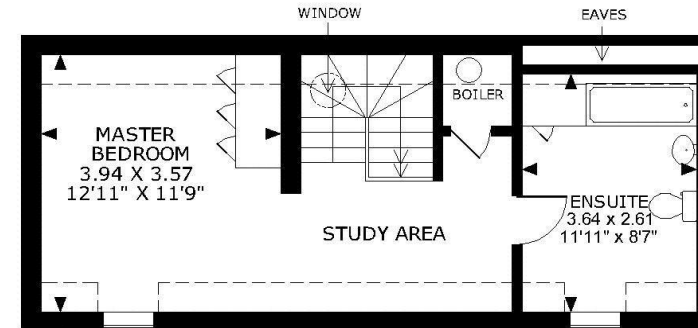
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 416 SQ FT/39 SQ M
FIRST FLOOR = 413 SQ FT/38 SQ M
SECOND FLOOR = 314 SQ FT/29 SQ M
TOTAL = 1143 SQ FT/106 SQ M



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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