



**4 The Hop Gardens, Shere Lane, Shere, Surrey GU5 9HS**

**Price £925,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

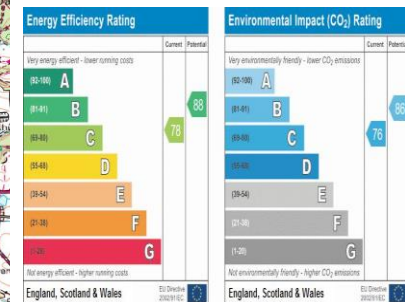
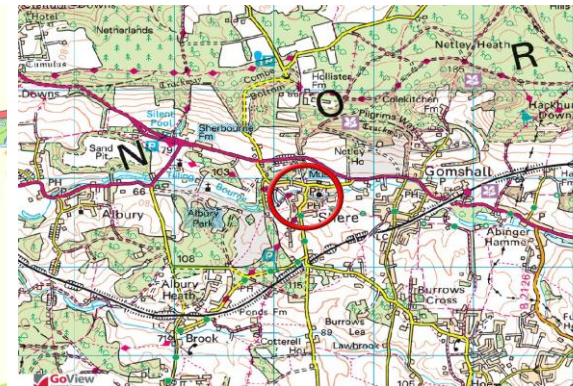
A spacious 4 double bed, 3 bath property with parking located in the centre of Shere, which has just been completely refurbished to an exceptionally high standard. Ground floor accommodation comprises a great size reception room with solid oak flooring & double doors to garden, cloakroom, a superbly fitted kitchen/breakfast room with integrated appliances, granite work surfaces, underfloor heating & a feature window seat, & offers ample space for a large table & chairs. The 1st floor offers a large double bedroom with ensuite bathroom & fitted wardrobes, a 2nd double bedroom with ensuite shower room & fitted wardrobes. Further stairs lead up to the 2nd floor, which has a further two double bedrooms set slightly into eaves & a shower room. Outside, an area to the side of the property leads through to a courtyard garden which is split into 2 tiered areas with steps up to a small lawned area (space for possible shed). A personal door from this area provides access to the double car port, which is accessed through the arch in the middle of the set of 4 properties. Situated in the heart of this sought after Surrey Hills village, opposite The Square & with views over the church, within a short stroll of local shops, pubs, restaurant, cafes etc.

## Directions :

From our office in Shere, proceed away from the A25 over the bridge & stream, where you will find No.4 on your right, just opposite The Square on your left.

## 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 01483 505050 - Band G - £3,373.33 per annum (2023-24)

All Mains Services

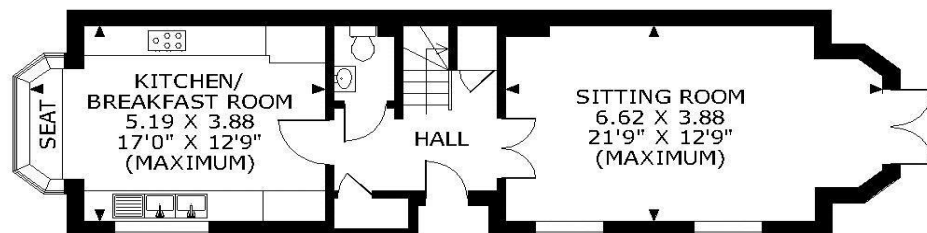
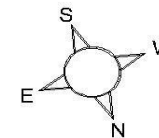
Your Local Independent Estate Agent



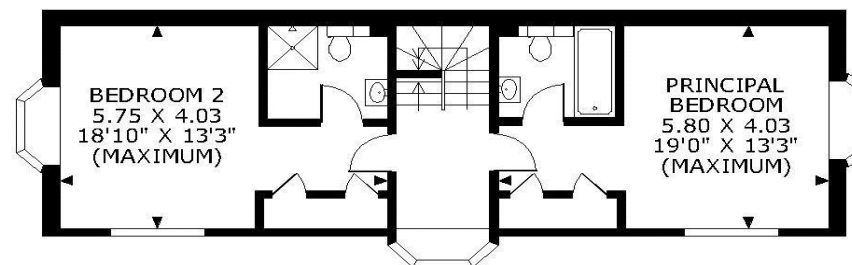
Please call 01483 205150 to arrange a viewing

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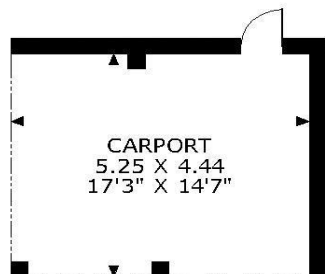
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 580 SQ FT/54 SQ M**  
**FIRST FLOOR = 578 SQ FT/54 SQ M**  
**SECOND FLOOR = 377 SQ FT/35 SQ M**  
**TOTAL = 1535 SQ FT/143 SQ M**



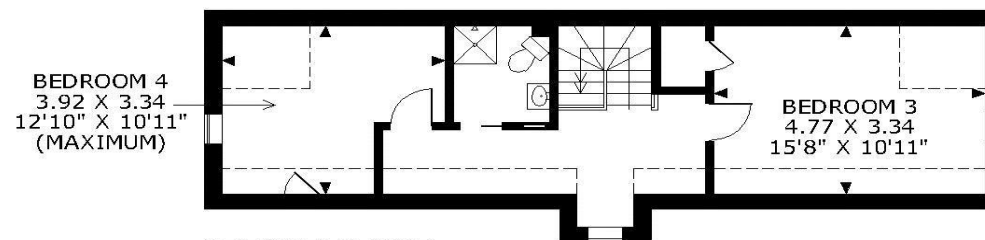
**GROUND FLOOR**



**FIRST FLOOR**



NOT SHOWN IN ACTUAL LOCATION



**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.

**Terra Cotta (Estate Agents) Ltd**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150 – Registered No: 03516147

**Opening Hours**

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