

TERRA COTTA

Independent Estate Agents

Denmarke, Upper Street, Shere, Surrey GU5 9JE



A superbly presented 4 double bed detached grade II listed family home with large garden (just under 1/3 acre) & extensive parking set in the sought after village of Shere. Ground floor accommodation comprises a good size dining hall with feature inglenook fireplace, sitting room with log burner & door to garden, well fitted kitchen with central island, ample space for table & chairs & doors to garden open plan to large family area & door to wc. The kitchen then extends into a second area, which has exposed beams set into a pitched roof, & this provides access to a large utility room. On the 1st floor, a large master bedroom offers extensive fitted wardrobes & an ensuite bathroom, there are then 2 further double bedrooms, both with exposed beams & superbly fitted family bathroom with bath & separate shower cubicle. A further staircase (from one of the double bedrooms, but offering easy scope to partition off & directly access from the landing) leads to a 4th double bedroom on the 2nd floor, which is set into the eaves amidst more exposed beams. There is also a cellar. Outside the property benefits from a superbly planted, formal part-walled garden, mainly laid to lawn to the side & rear of the property, with double garage & further off-street parking for several cars (accessed via Rectory Lane). The property which mainly dates back to circa 1580, has been the subject of a recent extension & full refurbishment, & offers a multitude of period features to include exposed beams, original fireplaces & wooden floors. No onward chain. Must be seen !

Price £1,295,000 Freehold



Gomshall Office
48 Station Road, Gomshall GU5 9LA
Tel: 01483 205150



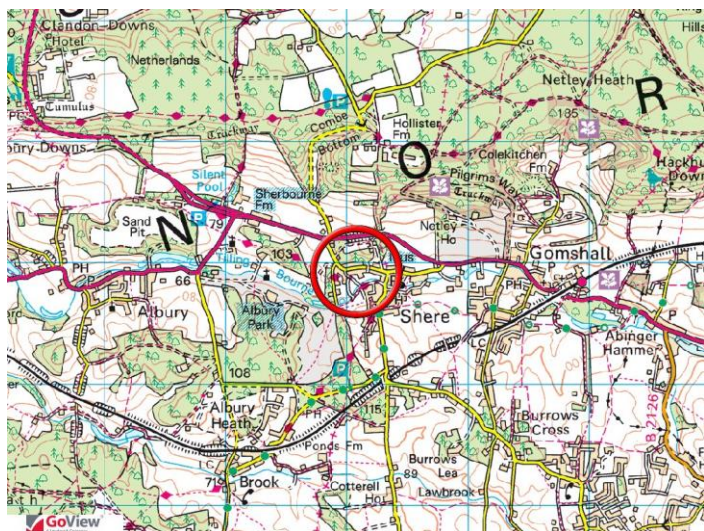
To arrange a viewing please call 01483 205150

The Location :

Located within a short walk of the highly sought after & historic village of Shere, which offers a good selection of local shops, pubs, restaurants, a doctors surgery, a nursery & infant school, easy access to numerous walks, bike rides etc., & the A25, & within approx. 6 miles of Guildford, Cranleigh & Dorking.

Directions :

From our office in Gomshall, proceed on the A25 towards Guildford. Take the 2nd left into Gomshall Lane (signposted to Shere). Continue past Middle Street (the main High Street) on your left, where you will find Denmarke on your left, approx. 100 yards before the road swings round to the right. For viewings, please continue past Denmarke, turning left after approx. 50 yards into Rectory Lane (a single track road). After a couple of houses on your left, turn left along a driveway (signposted to Tillingbrook), where after 50 yards, you will turn left into the driveway of Denmarke, which leads to the detached garage & gravelled parking area.



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		25	37

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		30	43

Guildford Borough Council - 0330 123 0081 - Band H - £3555.82.

All Mains Services

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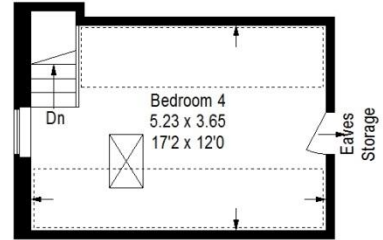
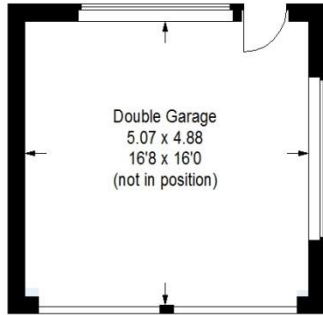


Please note that the services, systems and appliances listed in these particulars have not been tested by Terra Cotta, and no guarantees as to their operating ability or their efficiency can be given. All fitted carpets and curtain fixtures are excluded from the sale unless specified to the contrary, although certain items may be available by separate negotiation. These particulars have been prepared in good faith and are not an offer or contract or part of one, and any descriptions are made based on an opinion & are NOT a statement of fact. Any prospective buyers should make their own enquiries before proceeding to purchase the property.

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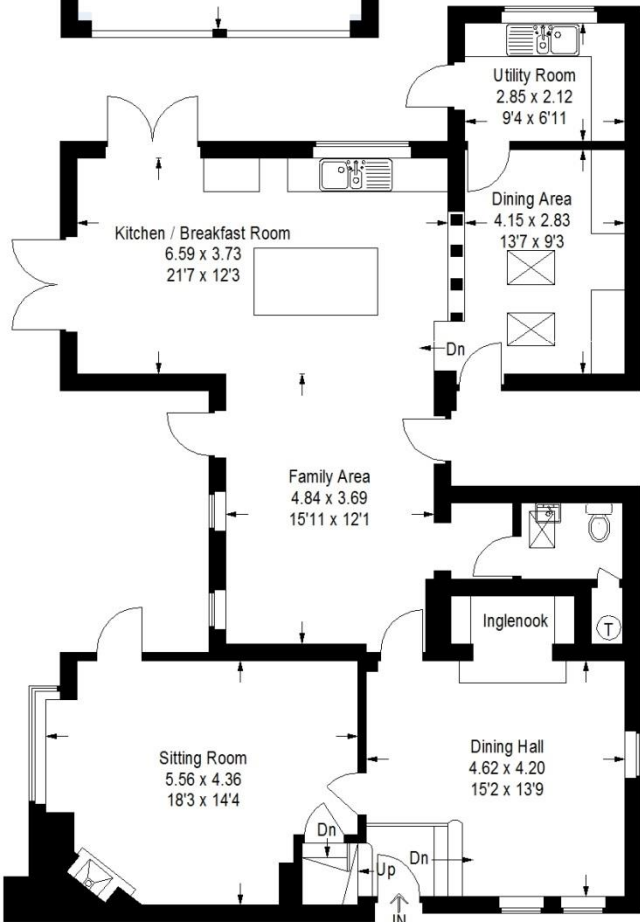
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Approximate Gross Internal Area
 Cellar = 8.1 sq m / 87 sq ft
 Ground Floor = 117.5 sq m / 1265 sq ft
 First Floor = 85.7 sq m / 922 sq ft
 Second Floor = 19.4 sq m / 209 sq ft
 Garage = 24.9 sq m / 268 sq ft
 Total (excluding garage) = 230.7 sq m / 2483 sq ft



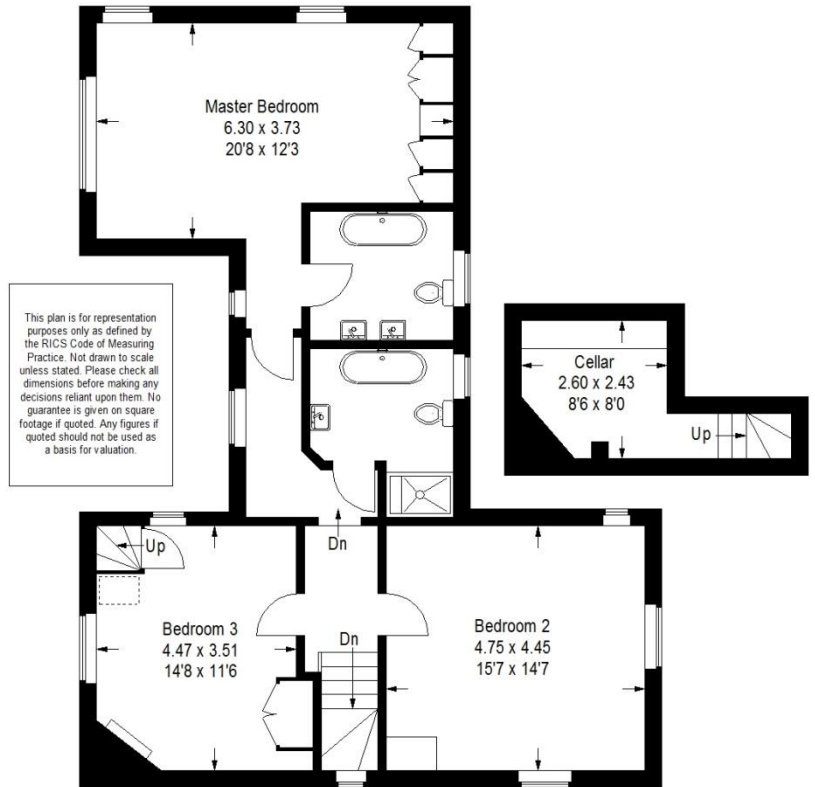
Second Floor

[-] = Reduced headroom below 1.5 m / 5'0"



Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, Windows & rooms are approximate, & no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only & should be used as such by any prospective purchaser.

Opening Hours:

Monday to Friday 09:30am - 5:30pm

Saturday 09:30am - 5:00pm

Sunday 10:00am - 4:00pm by appointment (excluding winter months)

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