



Isobella, 57 Hullmead
Shamley Green Surrey GU5 0UF
Asking Price: £650,000 Freehold



- Entrance Hall & Cloakroom
- Sitting/Dining Room with Bifold Doors to Garden
- Fabulous Kitchen/Breakfast Room
- Four Bedrooms
- Three Bathrooms
- Underfloor Heating To Ground Floor With Eco-friendly Air Sourced Heat Pump
- Attractive Gardens
- Residents Parking
- Balance of 10 Year Warranty (TBC)
- No Onward Chain



A recently built and extremely stylish four bedroom detached family house with three bathrooms, a fabulous kitchen/breakfast room and a superb dual aspect sitting/dining room with bi-fold doors leading out to a secluded garden. The house occupies a great location set at the end of a small cul de sac close to the centre of the village with its, local store/post office, nearby bus routes and two village pubs, as well as being within easy reach of Guildford, Godalming & Cranleigh.









Shalford Station – 3.5 miles Guildford Station – 5.5 miles

Village Centre – 0.2 miles Godalming – 5.7 miles

Guildford – 5.7 miles Cranleigh – 4 miles

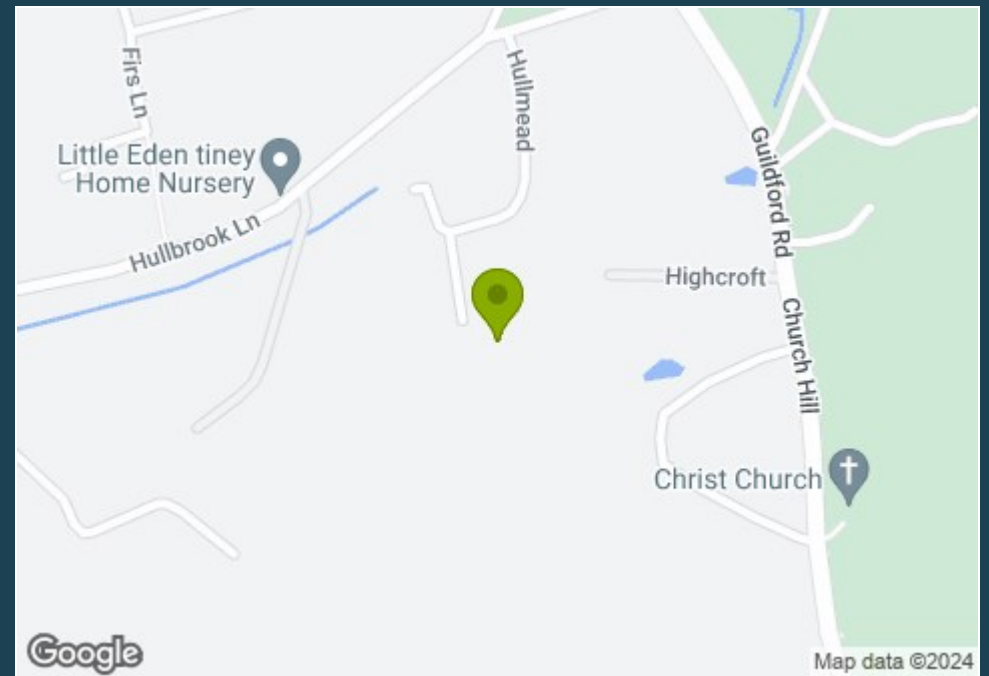
Primary School – 0.6 miles Secondary School – 4.2 miles

Doctors – 1.8 miles Dentist – 3.7 miles

A3 – 6.2 miles M25 – 13.5 miles M3 – 17.5 miles

Council Tax Band – F Payable – £3412.60p


EPC Rating – B



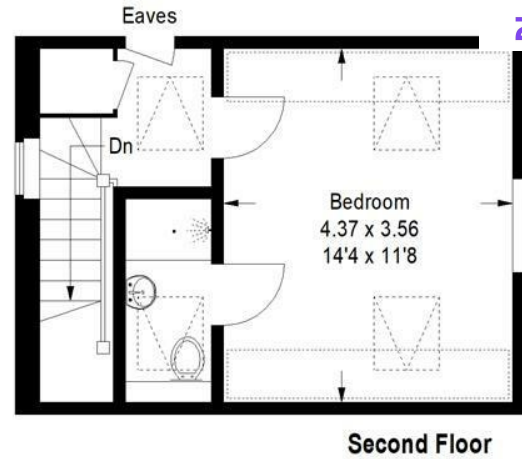
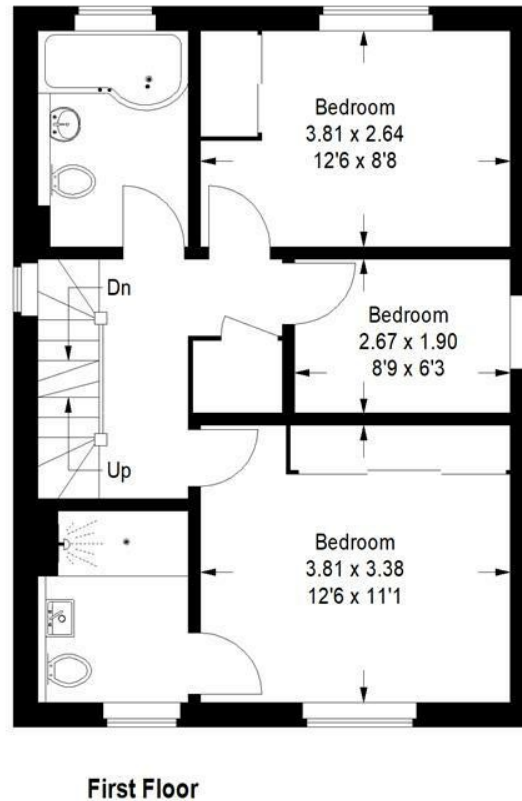
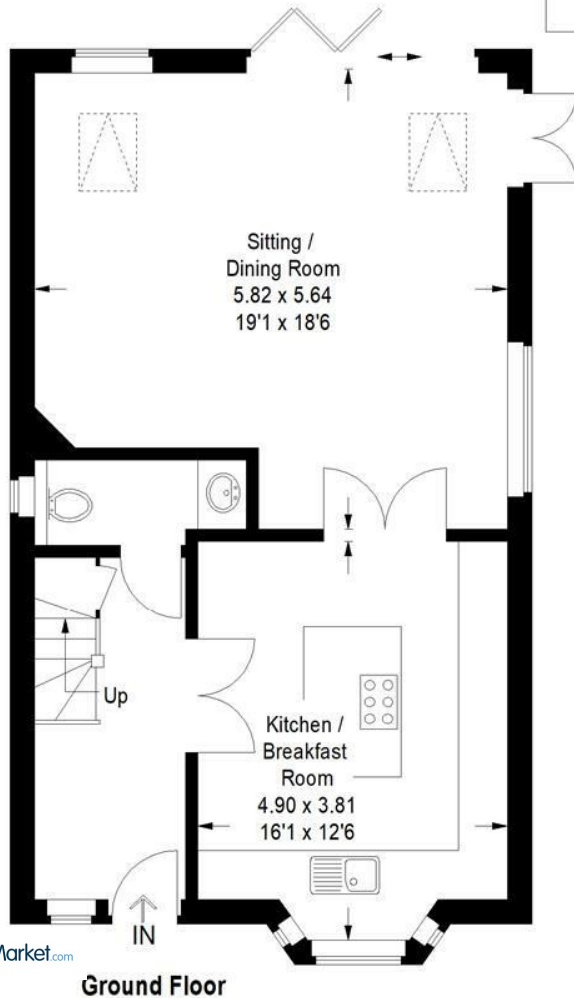
Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the second exit on to the A3100 (Meadrow) and continue for approximately 1.8 miles and at the roundabout at Peasmarsh take the right hand exit into Broadford Road (the A248). Continue to the end of Broadford Road and at the 'T' junction turn left on to the A281 towards Shalford. At the mini roundabout take the right hand exit into Kings Road and continue to Wonersh. Continue through the village on the B2128 (Cranleigh Road) and after approx 1.5 miles, just after passing the Red Lion, turn right into Hullbrook Lane and Hullbrook will then be found as the 1st turning on the left. Number 57 will be found at the end of the cul de sac on the left.

Isobella, Hullmead Shamley Green

Approximate Gross Internal Area
135.9 sq m / 1463 sq ft

 = Reduced headroom below 1.5 m / 5'0"

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



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Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as these may vary.