



SHERSTON COTTAGE

Lords Hill Common, Shamley Green, GU5 0UZ



HILL CLEMENTS

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In a beautiful situation on Lords Hill Common, with a lovely view at the front over the common, close to miles of lovely walks and near the village green, shop and pubs – an extensively extended and modernised semi detached cottage with “tardis-like” accommodation comprising five bedrooms and three bathrooms with a lovely garden with outbuildings

- **5 BEDROOMS (one ground floor)**
- **3 BATHROOMS (2 en suite)**
- **ENTRANCE HALL**
- **OPEN PLAN FAMILY ROOM AND DINING ROOM LEADING TO KITCHEN**
- **SITTING ROOM**
- **UTILITY ROOM**
- **CLOAKROOM**
- **GARDEN CABIN AND OUTBUILDINGS**
- **SUNNY GARDEN**
- **COUNCIL TAX BAND – E**
- **EPC - D**

Guildford (Waterloo 38 mins) – 4.5 miles

The Location

Sherston Cottage is situated in a lovely rural setting on Lords Hill Common and has a delightful view at the front over the common. There are many miles of lovely walks on the doorstep and the village green, shop and pubs are also all within walking distance. Shamley Green is a very popular village situated between Guildford and Cranleigh and Sherston Cottage is within a few metres of sought after Longacre School. Guildford, with its historic High Street and excellent shops, pubs and restaurants is five miles and here the main line station provides a regular commuter service to Waterloo in 38 minutes. Cranleigh, four miles to the south, has a vibrant High Street, three supermarkets, a leisure centre and thriving Cricket, football and rugby clubs. Here there are also good schools including Cranleigh School and Glebelands.

The Property

Sherston Cottage is a delightfully attractive tile hung semi-detached country cottage which has been extended over the years to now provide much larger than apparent accommodation. There are four double bedrooms on the first floor, one with an en suite shower room, and a family bathroom. There is a fifth bedroom on the ground floor, also with an en suite shower room. The majority of the ground floor is open plan with excellent family and dining areas which open to the kitchen. There is also a utility room and a cloakroom. At the front of the house there is a cosy sitting room/snug with wood burner and a lovely view over the common. A driveway from the common leads up through the front garden to the front door and there is a gated side access to the rear garden. Here there is a large entertaining terrace adjoining the house and outbuildings and steps lead up to a lawn area with pond and at the very rear there is a garden cabin, ideal for working from home. The garden has a lovely sunny aspect.

Directions

From Guildford's one way system take the A281 Horsham Road to Shalford and turn left to Wonersh. Carry on through Wonersh and on to Shamley Green. Turn right at the village green and continue into Hulbrook Lane, passing Longacre School. Carry on into Lords Hill Common and turn right across the common to the cottages overlooking the common, of which Sherston Cottage is situated straight ahead.



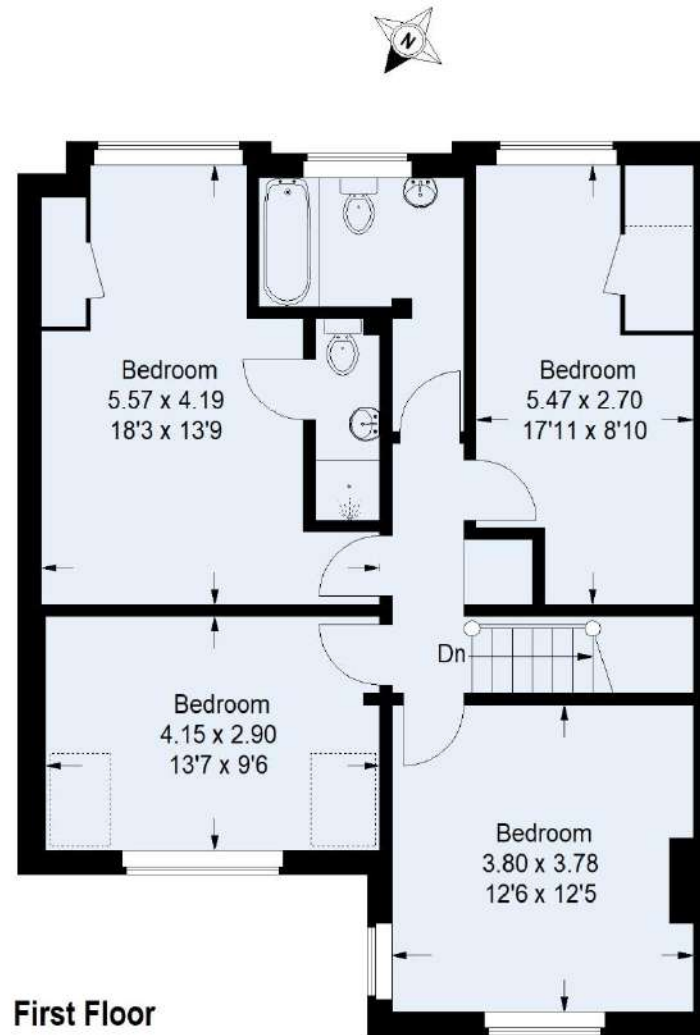
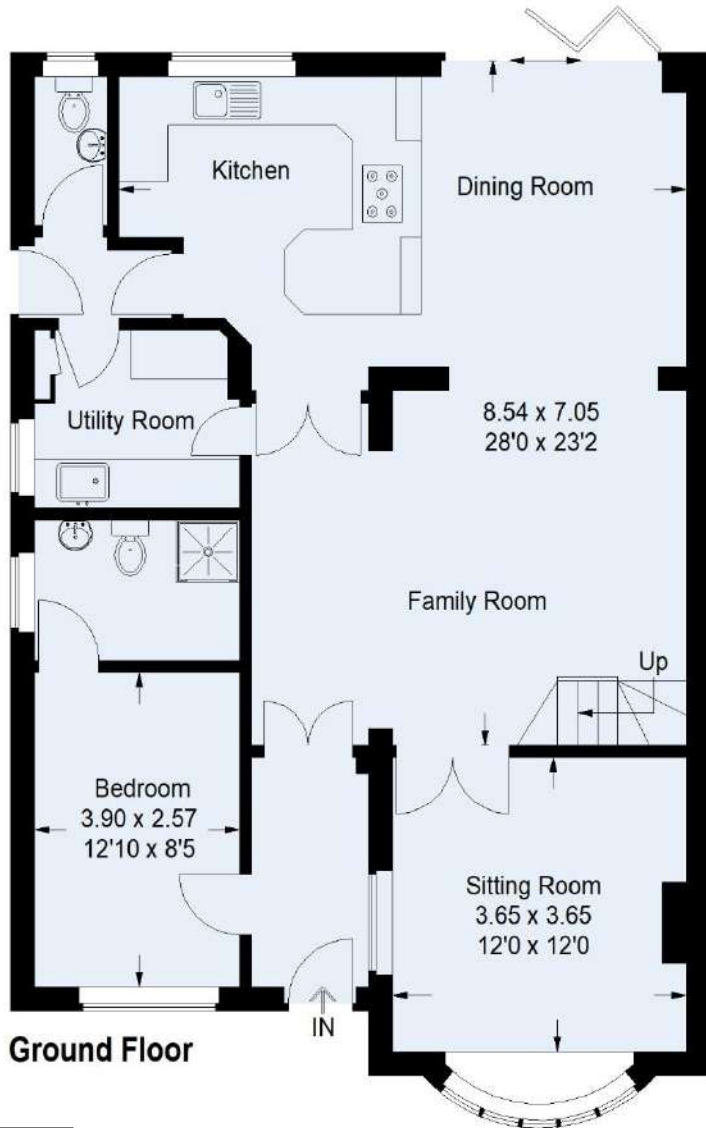
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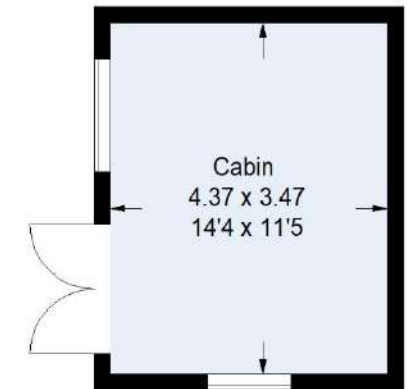


Approximate Gross Internal Area
 Ground Floor = 95.3 sq m / 1026 sq ft
 First Floor = 75.5 sq m / 813 sq ft
 Total = 170.8 sq m / 1839 sq ft

Cabin = 15 sq m / 161 sq ft

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.

 = Reduced headroom below 1.5 m / 5'0



(Not in position)

