



**CAROLINA COTTAGE**

The Green, Shamley Green GU5 0UH



**HILL CLEMENTS**

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**Tucked away in the corner of the green in the centre of this popular Surrey village, overlooking the cricket pitch, and close to the village shop and two pubs – a detached village house with secluded paved garden, driveway and car port**

- **3 BEDROOMS**
- **LOFT ROOM**
- **2 BATHROOMS (1 EN SUITE)**
- **SITTING ROOM**
- **DINING ROOM**
- **KITCHEN OPEN TO**
- **GARDEN ROOM**
- **UTILITY/FORMER CLOAKROOM**
- **CAR PORT AND PARKING**
- **SECLUDED PAVED GARDEN**
- **COUNCIL TAX BAND G - (£3,739.41) 23/24**

**Guildford (Waterloo 38 mins) – 5 miles**

**Cranleigh – 4 miles**

## The Location

Carolina Cottage is delightfully situated in the corner of the village green, overlooking the cricket pitch, and within a very short walk across the green to the village store, two pubs, and a coffee shop. Shamley Green is a very popular village which is surrounded by miles of lovely countryside, including Farley Heath, Blackheath and Winterfold. There are two schools, Longacre and Wonersh and Shamley Green Junior School within the village and in very close proximity. Guildford with its historic High Street and excellent shops, restaurants and bars is only five miles to the north and here the main line station provides a fast commuter service to Waterloo in 38 minutes. Cranleigh is four miles to the south with its bustling High Street, sports centre and thriving sports clubs.

## The Property

Carolina Cottage is a detached village house which was built in the 1960's and has been altered and extended over the years to provide comfortable accommodation with an open plan feel. A bay window has been added to the sitting room, which overlooks the charming village green and cricket pitch. There is also a dining room which is open to the hall, a former cloakroom and kitchen, which is open to a useful garden room overlooking the rear garden. Upstairs there are three double bedrooms, the principal of which overlooks the green and has an en suite bathroom. There is also a shower room and separate WC. A narrow staircase leads from the landing to an attic room which could be converted to further bedroom areas, subject to planning. Outside there is a gated pedestrian access from the village green and a driveway access from Hulbrook Lane to a car port with parking space in front. The rear garden is paved and secluded with seating areas and mature shrubs and trees.

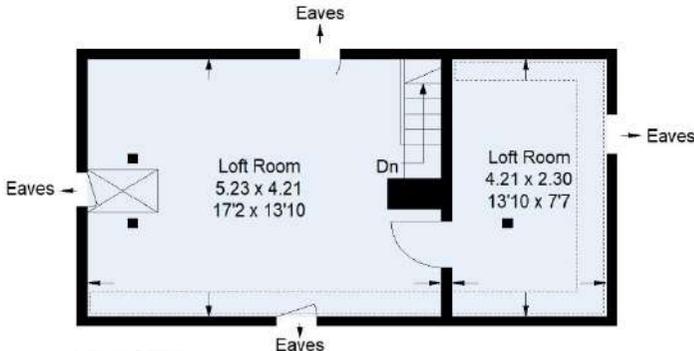
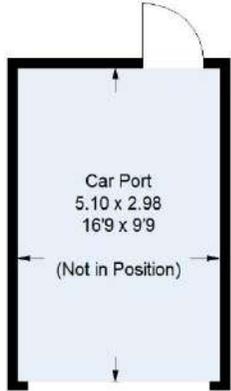
## Directions

From Guildford take the A281 Horsham Road to Shalford and turn left at the roundabout to Wonersh. Continue through Wonersh and on into Shamley Green. On reaching the village green, turn first right, with the cricket pitch on your left and continue past the turning to Sweetwater Lane. Carolina Cottage will then be seen in the corner of the green, next to Potters.

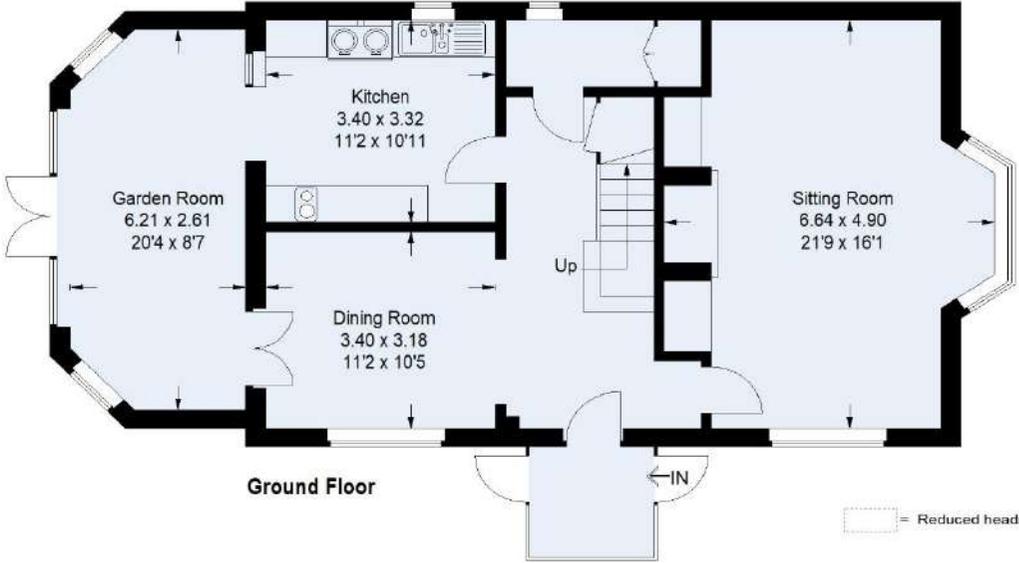


This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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

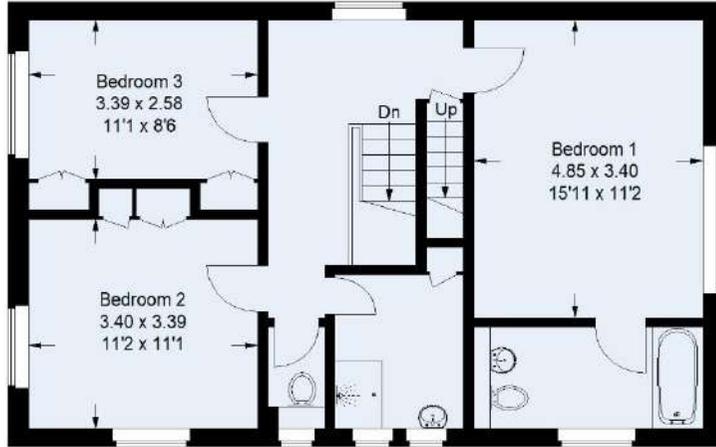
Approximate Gross Internal Area  
 Ground Floor = 89.9 sq m / 968 sq ft  
 First Floor = 66.5 sq m / 716 sq ft  
 Total = 156.4 sq m / 1684 sq ft  
 Loft Rooms = 32.3 sq m / 348 sq ft  
 Car Port = 15.3 sq m / 164 sq ft



Second Floor



Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0"

