



HILL CLEMENTS
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

£1,750,000

Smarkham Orchard, Madgehole Lane

Guildford, GU5 0SS

in a truly idyllic rural setting in popular Shamley Green - a lovely cottage with bags of character, extended with flexible accommodation, set within a lovely part walled garden of approximately 0.72 acres

PROPERTY SUMMARY

Smarmham Orchard is a charming country house set within a truly rural setting on the edge of ever popular Shamley Green. Set within a delightful 0.72 acre partly walled garden, the house has a very quiet and peaceful atmosphere, yet the village is only just over a mile away. Here there is a lovely village green with Village Stores, village hall and two pubs. Guildford with its historic High Street is five miles to the north and Cranleigh is five miles to the south, with its three supermarkets, shops, pubs and restaurants. There are many nearby schools, including two in the village itself. Smarmham Orchard has charming and flexible accommodation with four bedrooms, one of which is on the ground floor, three bathrooms and four reception areas. There is also a lovely kitchen and breakfast/dining area, all of which overlook the delightful grounds. The open barn style garaging is situated opposite the house, where there is plenty of parking and there is also a single garage and store adjoining the house.

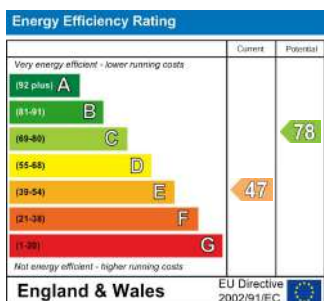






DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford and turn left at the roundabout to Wonerish. Carry on through Wonerish and in to Shamley Green and bear left just after the Red Lion pub into Woodhill Lane. Continue for approximately 0.8 miles and turn right after the ponds into Madgehole Lane. Smarkham Orchard will then be found on the left after about 0.3 miles. The garage and parking are opposite on the right of the lane.



TENURE
Freehold

VIEWINGS
By prior appointment only

LOCAL AUTHORITY
Waverley

COUNCIL TAX BAND
G

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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