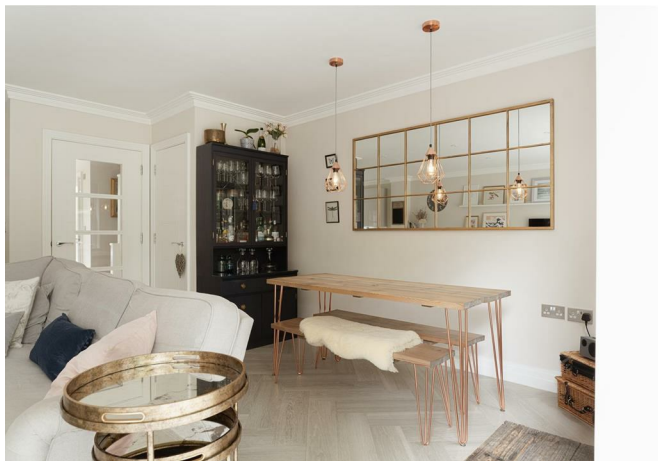


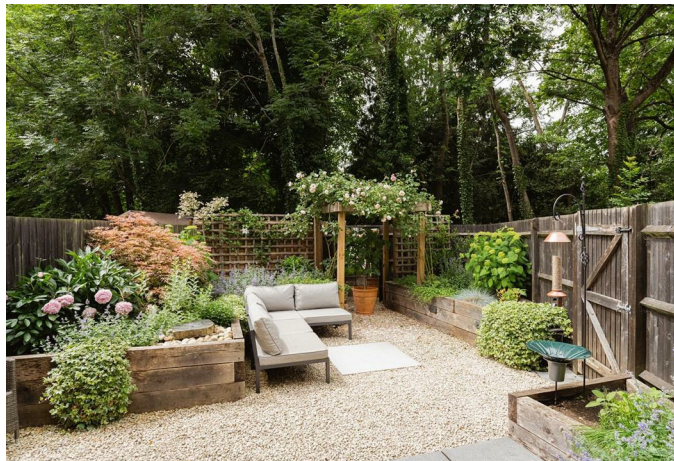


Queen Street, Guildford

£675,000







This beautifully finished four-bedroom home is part of The Tannery, an exclusive development of six properties by Homes by Warwick, located in the heart of the Surrey Hills Area of Outstanding Natural Beauty. Just a short walk from the charming village of Shere, and close to Newlands Corner, Silent Pool and the North Downs Way, this home offers the perfect blend of countryside living and modern convenience.

Set over three spacious floors, the property features four generous bedrooms and three stylish bath/shower rooms, including two en-suites, along with a ground floor cloakroom. The main bedroom also has bespoke built in wardrobes and vanity dressing table. The heart of the home is the open-plan kitchen and living area, complete with Bauformat cabinetry, granite worktops, integrated appliances including both full size Liebherr fridge and freezers, and LED under-unit lighting. New flooring runs throughout the ground floor, which also benefits from underfloor heating.

High-end finishes include a feature staircase with glass balustrade, white UPVC sash windows and bi-fold doors, classic painted doors with chrome fittings, recessed LED lighting, and chrome sockets. Bathrooms are equipped with contemporary Laufren suites, fully tiled showers, wall-hung WCs, soft-close seats, and chrome towel rails.

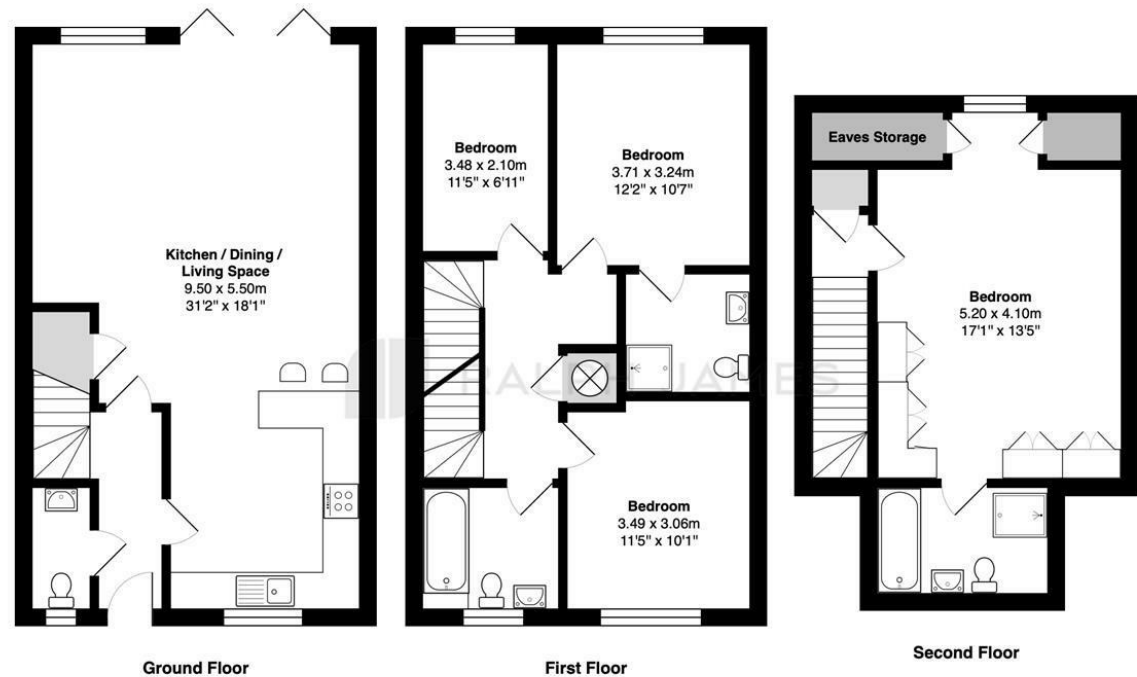
Externally, the home offers two private parking spaces with an electric car charging point and a landscaped rear garden that has been cleverly and beautifully designed by the owners to create a tranquil and highly functional outdoor space with a bespoke outbuilding. Solar panels provide improved energy efficiency. A security alarm system, mains-fed smoke detectors, and external lighting offer peace of mind.

Combining exceptional design, energy efficiency and a truly idyllic location, this is a rare opportunity to enjoy village living at its finest in the beautiful Surrey Hills.



Need to know

- Modern family home
- Central village location
- Four bedrooms
- Three bathrooms
- Landscaped gardens
- Two allocated parking spaces



The Tannery, Queen Street, Gomshall
Total Area: 138.4 m² ... 1490 ft² (excluding eaves storage)
FOR ILLUSTRATIVE PURPOSES ONLY.

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale.

No responsibility is taken for any error, omission, miss-statement or use of data shown.

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