



Bennetts, East Whitley Lane, Shamley Green, Guildford, GU5 0TD

 Chantries  
& Pewleys





## Property Description

Guide Price: £750,000

- Semi-detached cottage
- Double aspect sitting room
- Modern kitchen
- Open plan dining room
- Three double bedrooms
- Stunning family bathroom
- Principal bedroom suite with Juliet Balcony
- South facing rear garden
- Studio/home office
- Freehold. Council tax band: E. EPC: D

Nestled in an idyllic semi-rural setting between the charming villages of Shamley Green and Cranleigh, Bennetts is a delightful cottage that offers a truly enchanting lifestyle. Imbued with style and tastefully updated by the current owners, this property has been extended and modernised to create a wonderful home. Furthermore, adding to the potential of this already impressive home, planning permission is in place for further ground floor extension.

Adjoining the entrance hall is a light and spacious sitting room, adorned with a fireplace featuring exquisite herringbone tiles and a stone surround. The double aspect design allows for an abundance of natural light, and the patio doors seamlessly connect the interior to the rear garden. The stylish modern kitchen effortlessly flows into the dining room which enjoys views over the rear garden and access to the utility room.

Ascending to the first floor, you will discover two generously sized double bedrooms. The stunning family bathroom is a masterpiece, boasting a large separate shower and luxurious finishes. However, the true gem of the property lies within the converted loft, now transformed into a breathtaking principal suite. Bi-folding doors lead to a Juliet balcony, providing an unrivalled vantage point from which to soak in the picturesque views of the rear garden and the neighbouring fields.

The rear garden is undoubtedly one of the main highlights of this exceptional property. Extending approximately 100 ft from the house, this south-facing oasis basks in sunlight and presents a meticulously manicured lawn, complemented by mature borders. Multiple seating areas have been thoughtfully integrated, offering the perfect ambiance for outdoor entertaining or peaceful relaxation. Furthermore, a large studio/home office adds versatility to the property, catering to various lifestyle needs. Completing the package, a driveway provides ample off-street parking for several vehicles.







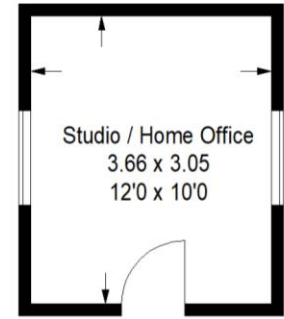
## The Location

Located on the edge of the picturesque village of Shamley Green, Bennetts enjoys a quiet semi-rural setting, offering residents a peaceful and idyllic lifestyle. Shamley Green itself is a charming village with a local store and two well regarded pubs.



# Bennetts, East Whitley Lane, Shamley Green

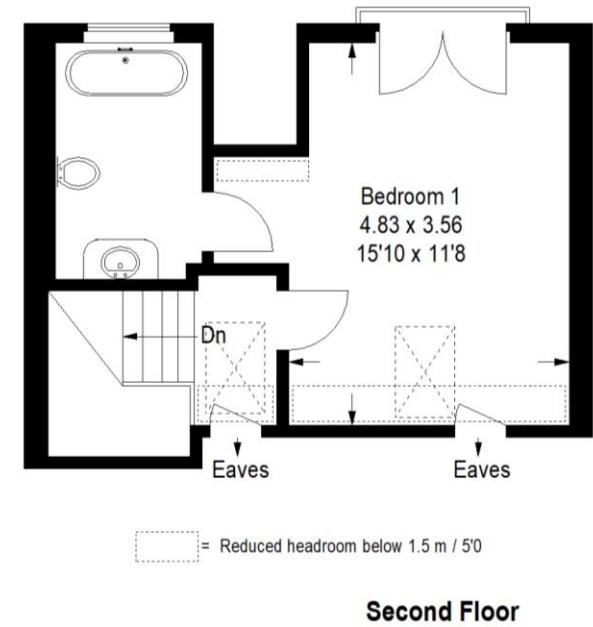
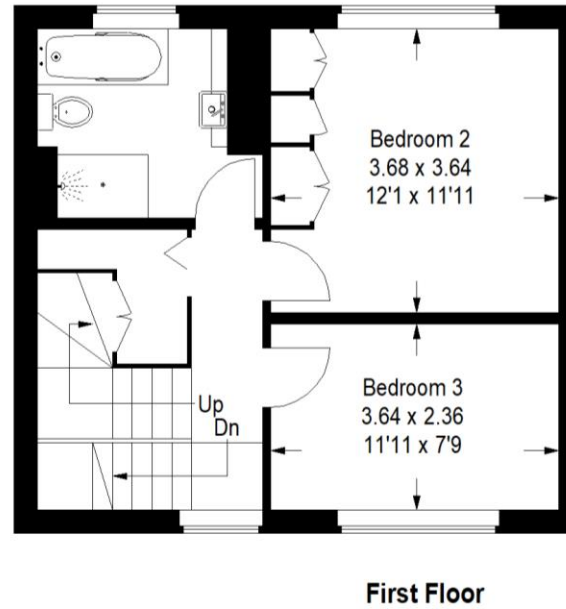
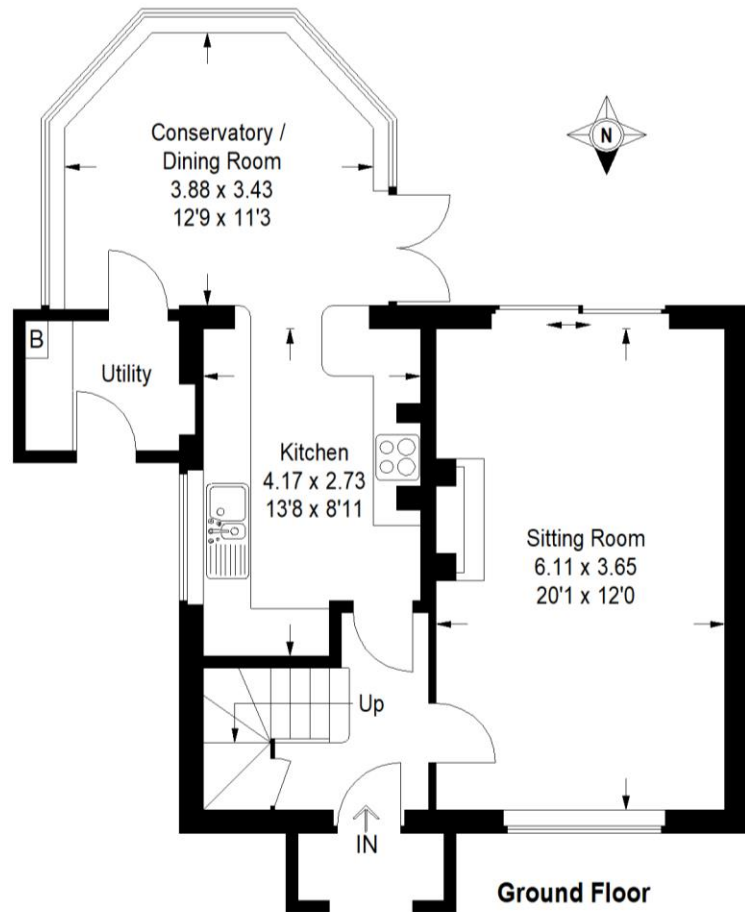
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Studio / Home Office  
3.66 x 3.05  
12'0 x 10'0

(Not in position)

Approximate Gross Internal Area  
Ground Floor = 58.1 sq m / 625 sq ft  
First Floor = 40.2 sq m / 433 sq ft  
Second Floor = 30.7 sq m / 330 sq ft  
Studio / Home Office = 11.1 sq m / 119 sq ft  
Total = 140.1 sq m / 1507 sq ft





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