



Carolina Cottage

The Green | Shamley Green | Guildford | Surrey | GU5 0UH

FINE & COUNTRY

# Step inside

## Carolina Cottage

Fine and Country are pleased to present this charming, detached village house built in the 1960s, which offers three spacious bedrooms and overlooks the cricket field in Shamley Green, Surrey. Spanning 1684 sq ft plus a fully insulated loft room, this home features an open plan hall and dining room, a sitting room with picturesque views, a kitchen that opens to a garden room, and two bathrooms including an ensuite, with double glazing and insulation throughout. The property also boasts a secluded paved garden, car port, and additional parking, making it an ideal blend of comfort and convenience.

### Ground Floor

The ground floor features a sitting room with a bay window providing views of the village green and cricket pitch. Adjacent to the sitting room is a dining room open to the hall, enhancing the spacious atmosphere. The kitchen seamlessly connects to a versatile garden room that overlooks the secluded rear garden, creating a perfect blend of indoor and outdoor living spaces.

### First Floor

Upstairs, Carolina Cottage offers three generously sized double bedrooms, with the principal bedroom enjoying a picturesque view overlooking the village green and featuring an ensuite bathroom for added convenience. Additionally, there is a separate shower room and a WC. A narrow staircase from the landing leads to an attic room, offering potential for conversion into additional living space, pending necessary planning permissions.





# Seller Insight

“ Having owned and cherished Carolina Cottage for the past 26 years, the owner can attest to the unique charm and many joys of living in Shamley Green. Built in the mid-60s for two retired sisters, Carolina Cottage stands as a relatively new addition to the village. Despite this, it occupies a prime spot overlooking the picturesque village green and the breathtaking Surrey Hills beyond. Nestled at the top of the triangle that forms The Green, the cottage offers a perfect vantage point over village life while maintaining a serene and private retreat.

“Over the years, I’ve lovingly enhanced the cottage, with various additions including a sunroom, bay window, an ensuite shower room, stairs to the loft room, a porch, and a carport. New windows throughout, as well as loft and wall insulation, ensure the home is as comfortable as it is charming” says the owner.

“I was drawn to the cottage’s generous size, peaceful location, and stunning views, along with its proximity to local shops. Set back from the road and overlooking the cricket green, the cottage enjoys an enviable position.”

“Life on the cricket green fosters a strong sense of community. Many summer afternoons were spent enjoying tea and cake while watching cricket matches, with these gatherings often extending into the evening with wine and nibbles shared among friends and neighbours.”

“Shamley Green offers a wealth of local amenities. The community is vibrant and welcoming, with a lively Garden Club, a History Society, and monthly film screenings in the village hall during winter. The village itself boasts a well-stocked shop/post office, a delightful coffee shop, two country pubs, and a hairdresser, all within walking distance. For additional conveniences, there are frequent buses to both Cranleigh and Guildford. Arts enthusiasts will appreciate Cranleigh’s excellent arts centre and weekly market.”

“Carolina Cottage is bright and airy, with well-proportioned rooms that offer comfortable living spaces and a generous master suite. The large sitting room and walled garden at the rear provide perfect spaces for entertaining.”

“It’s the local community and the convenience of having so many amenities close at hand” says the owner. “Carolina Cottage has been a cherished home, offering a perfect blend of tranquillity, community, and convenience.” \*

\* These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified, should not be relied on without verification and do not necessarily reflect the views of the agent.







# Step outside

## Carolina Cottage

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### Outside

Externally, Carolina Cottage features gated pedestrian access directly from the village green, providing convenient entry. Additionally, there is driveway access from Hulbrook Lane leading to a car port with parking space. The rear garden is characterised by its secluded feel, paved surfaces, and seating areas amidst mature shrubs and trees, offering ample space for relaxation and outdoor gatherings.

### Location

Shamley Green, a highly sought-after village, is renowned for its scenic surroundings amidst picturesque countryside, encompassing Farley Heath, Blackheath, and Winterfold. The village hosts two reputable schools, Longacre and Wonersh, along with Shamley Green Junior School, all situated nearby. Just five miles north lies Guildford, featuring a historic High Street and an array of shops, restaurants, and bars. Commuters benefit from a fast train service to Waterloo from Guildford's main line station in just 38 minutes. Four miles south, Cranleigh offers a vibrant High Street, sports centre, and thriving sports clubs, adding to the area's appeal and convenience.

Seller Insight

### Services, Utilities & Property Information

Utilities – Mains electricity, gas, water and drainage are connected

Mobile Phone Coverage - 4G mobile signal is available in the area we advise you to check with your provider

Broadband Availability - Superfast Broadband Speed is available in the area, with predicted highest available download speed 80 Mbps and highest available upload speed 20 Mbps.'

Tenure - Freehold

### Directions

Postcode: GU5 0UH

### Local Authority

Waverley Borough Council

Council Tax Band: G

### Viewing Arrangements

Strictly via the vendors sole agents Fine & Country on Tel Number

### Website

For more information visit [www.fineandcountry.co.uk/south-and-west-surrey-estate-agents](http://www.fineandcountry.co.uk/south-and-west-surrey-estate-agents)

### Opening Hours:

Monday to Friday - 9.00 am - 5.30 pm

Saturday - 9.00 am - 4.30 pm

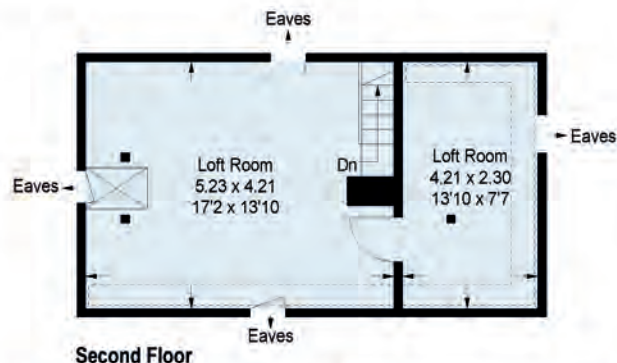
Sunday - By appointment only



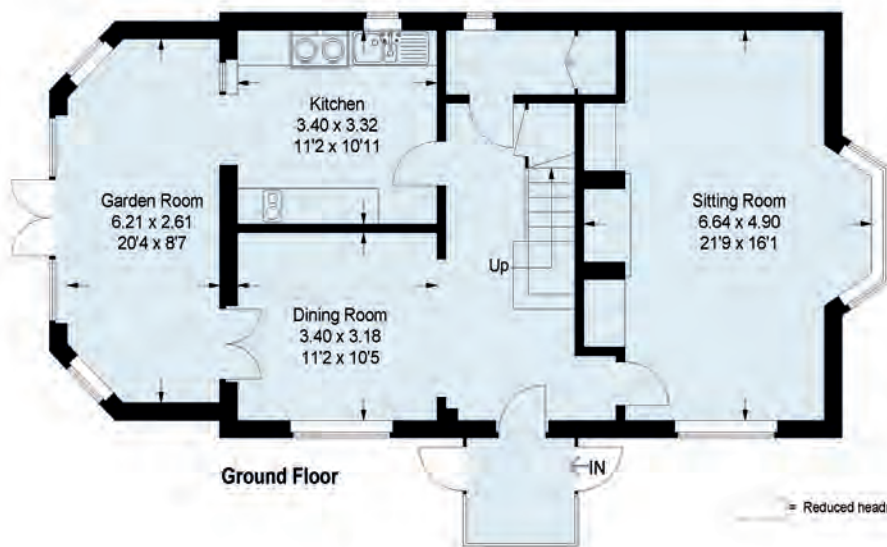
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Approximate Gross Internal Area  
 Ground Floor = 89.9 sq m / 968 sq ft  
 First Floor = 66.5 sq m / 716 sq ft  
 Total = 156.4 sq m / 1684 sq ft  
 Loft Rooms = 32.3 sq m / 348 sq ft  
 Car Port = 15.3 sq m / 164 sq ft



Second Floor

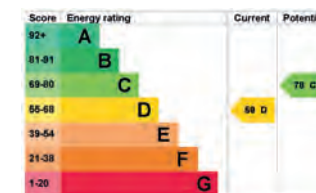


Ground Floor



First Floor

= Reduced headroom below 1.5 m / 5'0



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2024 Fine & Country Ltd. Registered in England and Wales. Company Reg No. 08775854 Registered Office: 5 Regent Street, Rugby, Warwickshire, CV21 2PE. Printed 17.07.2024



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