



1 Reel Hall Cottages

Woodhill Lane | Shamley Green | Guildford | Surrey | GU5 0SP

FINE & COUNTRY









STEP INSIDE

1 Reel Hall Cottages

- Character cottage in a semi-rural location
- Country-style kitchen and separate utility room
- Sitting Room with an impressive inglenook fireplace and a log-burning stove
- Oak orangery with lantern roof
- Study with beautiful views.
- Principal bedroom suite with three further spacious bedrooms
- Private garden with detached annexe accommodation

Welcome to this peaceful four-bedroom cottage nestled in The Surrey Hills countryside and tucked away on a private road, in the highly sought-after village of Shamley Green. With views over fields and hills this is the perfect place to live; the village green is within walking distance where you can find one of two fabulous local pubs, the village shop/post office and the newly opened café and deli.

Inside the house, you will find everything you need for comfortable living, from a cosy sitting room to a stunning sunroom that opens onto your patio and from an office with a view over the garden and beyond to a good-sized utility room. Plus additional space, which could be an annexe, at the bottom of the garden.

This is a home for all seasons, a place for intimate winter evenings by the woodburning stove to summer days entertaining guests on the patio and a perfectly enclosed garden for children to play safely.

There is potential to redesign the space to create more open-plan living and extend into the attic, which is already insulated and carpeted and currently serving as a play area for the children. STPP.

The surrounding countryside is beautiful, with direct links onto the Downs Way, which provides mile upon mile of walking, riding and cycling opportunities across to Blackheath and Farley Heath.

Godalming and Guildford are a short drive and offer a range of shopping and supermarkets, plus cultural and recreational opportunities.

Local schooling is excellent; there is a village nursery, pre-school, C of E Infant School and a Montessori school. Many children are enrolled into the independent Longacre School, which is tucked away behind the village green a very popular choice for local families. St. Catherine's School and St. Catherine's Prep School in nearby Bramley are held in high regard, and Cranleigh School and Cranleigh Prep are other very popular choices.

It is conveniently placed: close to three local railway stations and Guildford station is just over 5 miles away. Heathrow and Gatwick airports are within easy reach and there is simple access to the A3 and A25.





INFORMATION

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British gas supplies gas and electricity, with mains water and drainage.

The property has fibre optic/superfast broadband and good mobile coverage.

Council Tax Band: E

EPC Rating: D

Tenure: Freehold



OUTBUILDING



GROUND FLOOR



1st FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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