

Rack Close, Shere, Surrey





In an amazing situation in one of the most popular villages in the county. A wonderful, generously proportioned family home.

Summary of accommodation

Main House

Reception hall | Drawing room | Family room | Sitting room
Dining room | Study | Kitchen/Breakfast room | Utility
Cloak/shower room | Boot room | Store | Workshop
Coal store | Covered yard

Principal bedroom with ensuite bathroom
Four further bedrooms | Two further bathrooms
Shower room

Garden and Grounds

Double garage | Workshop | Stores
Greenhouse | Tennis court | Gardens | Parking

In all about 1.06 acres



Knight Frank Guildford
2-3 Eastgate Court
High Street, Guildford, Surrey
GU1 3DE
knightfrank.co.uk

James Grillo
01483 565171
james.grillo@knightfrank.com

Situation

Rack Close is situated in the heart of the popular village of Shere, with wonderful views over the village of St James's Church and the National Trust's Netley Park beyond.

This perennially popular picturesque village has two public houses, shops, restaurants, teashop, gallery and church as well as a wide range of other local businesses, village hall, a museum and surgery. In addition there is a village Lido as well as cricket and tennis clubs.

Schools in the area include Shere C of E Infant & Nursery School, Charterhouse at Godalming, Prior's Field at Godalming, St. Catherine's in Bramley, Cranleigh School in Cranleigh, Duke of Kent in Peaslake.

Distances

Peaslake 2.4 miles, Guildford 6 miles (London Waterloo from 35 mins), Dorking 6.4 miles, Cobham 9.8 miles, Central London 34.4 miles.

Roads: M25 (Wisley Junction 10) 9.1 miles

Airports: London Heathrow 22.1 miles, London Gatwick 18.7 miles

(Distances and times approximate)



Rack Close

Rack Close is an important, generous family home with immense charm situated in the midst of its own substantial garden close to the centre of Shere. The property enjoys superb views across the village to the north downs beyond.

The house would benefit from some modernisation and provides excellent accommodation over two floors with wonderful formal and family reception rooms, superb domestic offices, a kitchen, breakfast room as well as a covered courtyard on the ground floor.

On the first floor in addition to the principal bedroom suite there are four further bedrooms and three further bath and shower rooms.





Outbuildings

To one side of the house is a substantial double garage attached to which is a separate workshop and stores. There is also a greenhouse.

Garden and Grounds

The tranquil and pretty mature gardens comprise a series of sweeping lawns, specimen and fruit trees, herbaceous borders and flower beds as well as a tennis court.

Approximate Gross Internal Floor Area

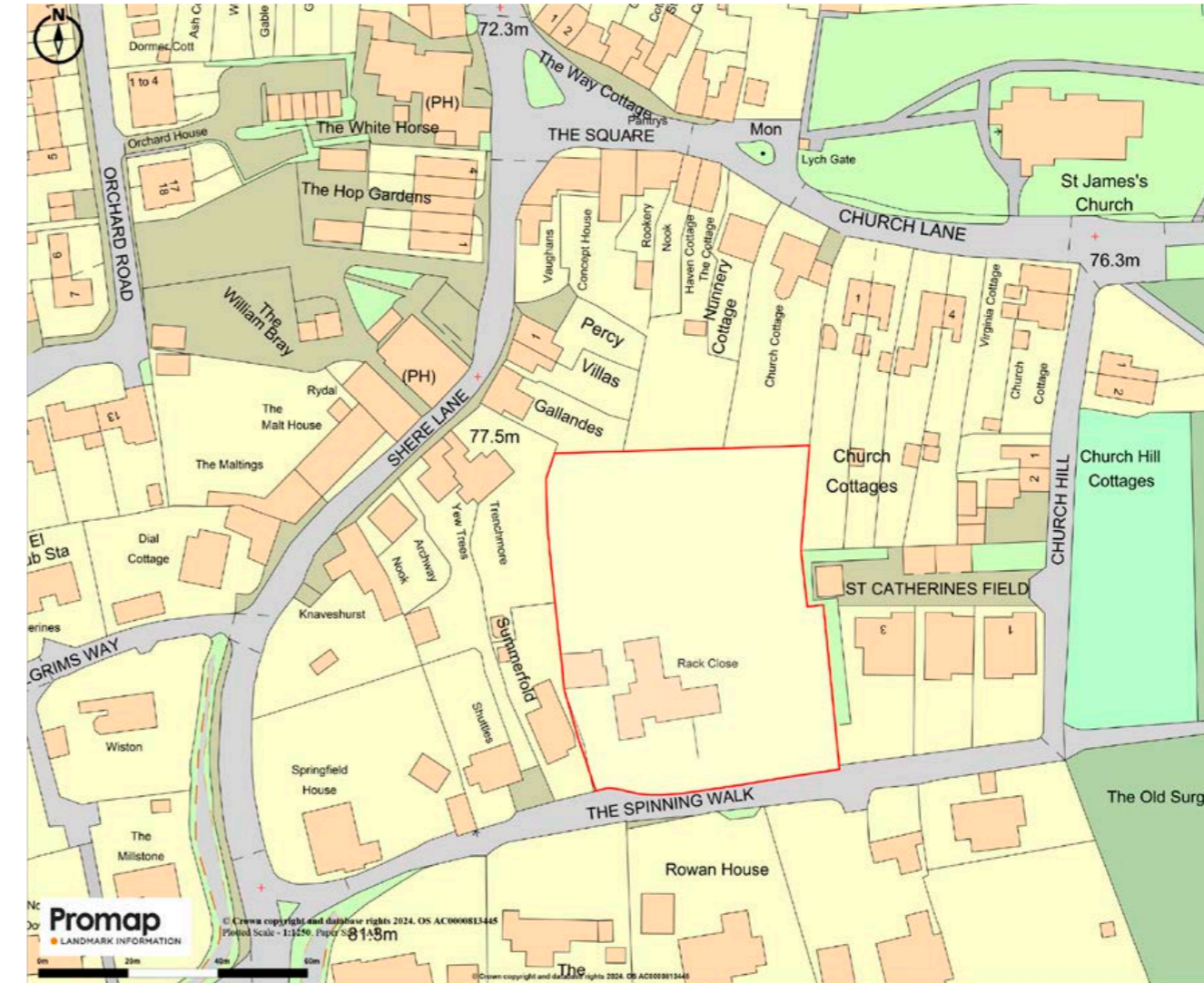
Main House: 4,297 sq ft / 399.2 sq m

Outbuilding/Garage: 725 sq ft / 67.4 sq m

Total: 5,022 sq ft / 466.6 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.



Property Information

Tenure: Freehold.
Services: We are advised by our clients that the property has mains water, electricity, drainage and gas.
Local Authority & Council Tax Band: Guildford Borough Council. 01483 505050. Band H

Energy Performance Certificate Rating: Band E

Directions (Postcode: GU5 9HN)

From the A3 heading south from central London, take the slip road left towards Ockham/Ripley. At the roundabout take the first exit on to B2039 and after 0.7miles turn right on to Guileshill Lane. After 0.6 miles turn left on to Ripley lane and continue on for 2.3 miles before turning right on to The Street. After 0.3 miles at the roundabout take the third exit on to the A246 and continue on for 2.8 miles before turning right on to Upper Street. After 0.4 miles turn left on to Church Lane and then adjacent to the church right into Church Hill. At the junction turn right into The Spinning Walk and the house will be found after about 100 meters on the right hand side.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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