

2 The Square, Shere, Surrey



A fabulously presented village centre cottage with a lovely garden overlooking the river.

Summary of accommodation

Ground Floor – Living room | Kitchen | Cloak room

First Floor – Two bedrooms | Family bathroom | Ensuite cloak room

Second Floor – Bedrooms with ensuite cloak room

Garden and grounds – Garden | Terrace | Garden shed

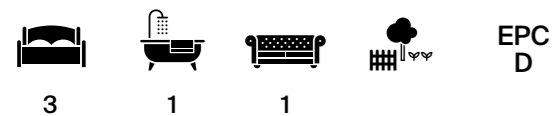
Distances

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)



Location

2 The Square is situated in the heart of the popular village of Shere. This perennially popular picturesque village has two public houses, shops, a teashop, restaurant and church as well as a wide range of other local businesses, a museum and surgery. There is also a village lido, cricket and tennis clubs as well as a village hall.

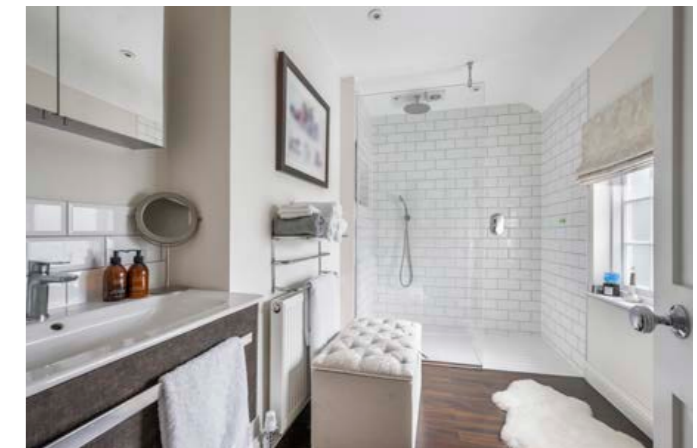
Schools in the area include Shere C of E Infant & Nursery School, Charterhouse at Godalming, Prior's Field at Godalming, St. Catherine's in Bramley, Cranleigh School in Cranleigh, Duke of Kent in Peaslake and Belmont in Holbury St Mary.



2 The Square

2 The Square is a beautifully presented village centre cottage with the most delightful living room with dining area, from which a door leads through to a modern kitchen overlooking the charming garden.

On the first floor are two bedrooms and the family bathroom and on the second floor is a further bedroom with ensuite cloakroom.



Garden and Grounds

To the rear of the house is a beautiful cottage garden with a lawn and raised beds as well as terraces, both immediately to the rear of the house providing a sitting and dining area and a further area to the rear of the garden on which there is a garden shed with a gate to one side leading to the river.

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 F

Energy Performance Certificate Rating: Band D

Directions (Postcode: GU5 9HG)

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 0.7 miles 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 into The Square and the house will be found immediately on the left.

Viewings

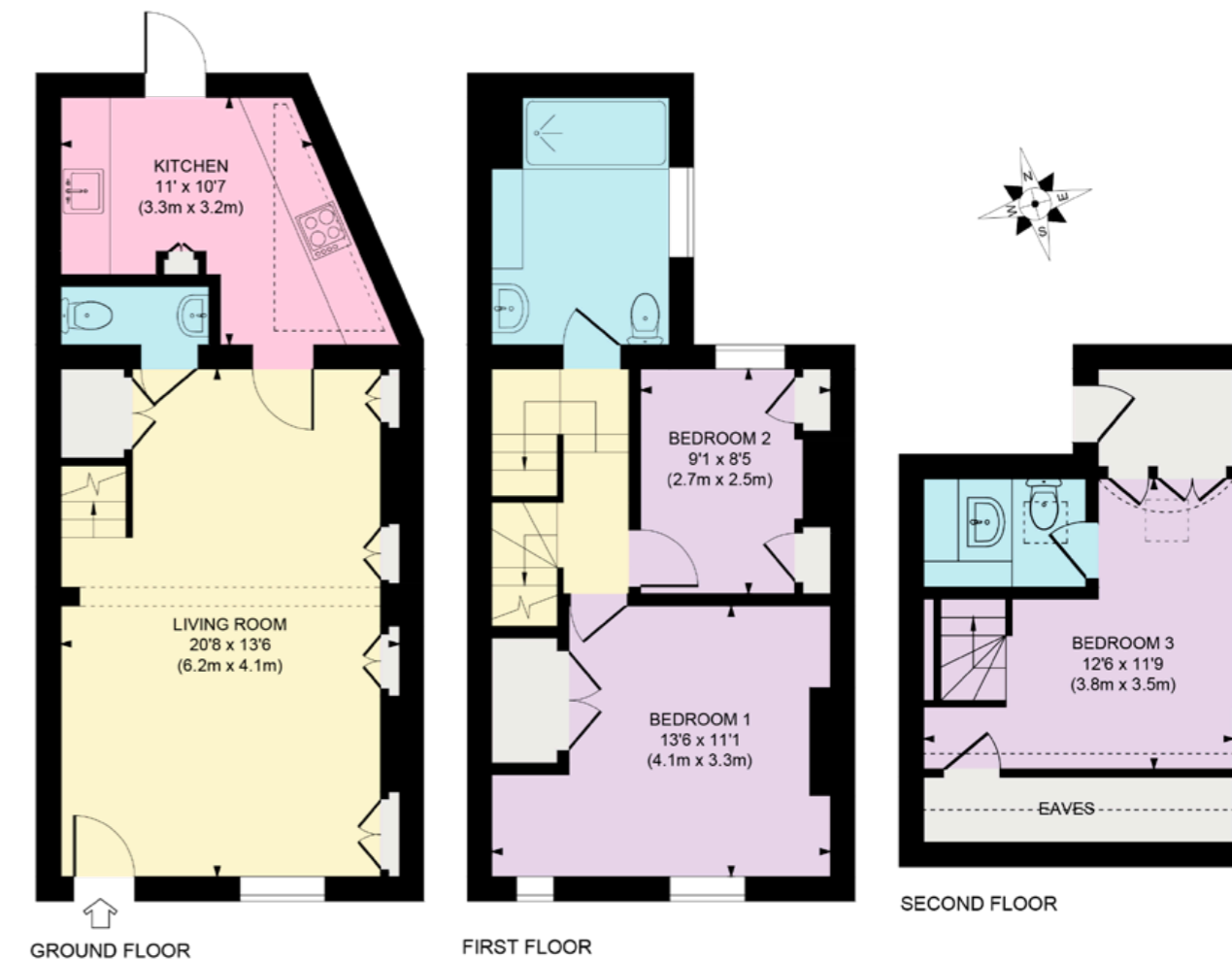
All viewings strictly by appointment only through the vendor's sole selling agent, Knight Frank LLP.



Approximate Gross Internal Floor Area

935 sq. ft / 86.9 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.



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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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Particulars dated April 2024. Photographs and videos dated April 2024.
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