



The Barn, Westland Farm
Lords Hill Common, Shamley Green

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ESTATE AGENT
Est. 1991

*** Contemporary barn conversion * Three/four bedrooms * Delightful rural location ***

*** Impressive, handcrafted kitchen * Quality fixtures and fittings ***

*** South westerly facing gardens ***

Lords Hill Common, Shamley Green, GU5 0TL

Asking Price: £1,200,000- Freehold

A beautifully converted barn situated in a delightful, rural edge of the village location with farmland and country walks all in the immediate vicinity. The property retains much of its original character with exposed beams, vaulted ceilings yet being carefully balanced with modern, contemporary fixtures and fittings. The impressive main reception room enjoys delightful, vaulted ceilings and is then open plan to a beautifully handcrafted bespoke fitted kitchen with corian worktops and central island unit and comprehensively fitted with quality appliances. The Barn offers an adaptable arrangement of accommodation, having three/four bedrooms with the principal bedroom having a bathroom ensuite and dressing room, two further bedrooms and a shower room and a first floor mezzanine room which could be a study or occasional bedroom four. In this room there is access to a large eaves storage area running over the kitchen. There is a utility room and cloakroom, completing the accommodation. The property benefits from gas fired heating with underfloor heating to the ground and lower ground floor. Outside, there is parking for several cars leading to the garden where there is a superb outside entertaining area, with large expanse of patio with there being bifold doors from the kitchen opening onto a covered area of patio, all enjoying a south westerly aspect. There is also a built in bbq area and neatly maintained lawns around. We highly recommend a visit to fully appreciate the quality of this delightful home and its superb location.

Situation:

This beautiful semi-rural village is set on the edge of farmland and the Surrey Hills. It has a central cricket green, two pubs, a general store and post office, village hall, church, nursery, pre-school and primary school as well as a number of other independent shops. A further selection of well regarded private and state schools are within easy reach. Cranleigh and Guildford are both a short journey from the village and offer an excellent mix of shopping, eating and leisure facilities. Guildford has good transport links including a mainline train station with regular services to London and motorway connections via the A3.

~ Accommodation ~

**Ground Floor: ~ Entrance: ~ Kitchen/Breakfast Room: 17' 2" x 14' 8" (5.22m x 4.46m) ~ Utility/Boot Room
Sitting Room/Dining Room: 31' 8" x 16' 10" (9.66m x 5.12m) ~ Cloakroom: ~ Bedroom Two: 11' 0" x 10' 9" (3.36m x 3.27m)
Bedroom Three: 10' 2" x 9' 10" (3.11m x 3.00m) ~ Shower Room**

First Floor: ~ Bedroom One: 17' 3" x 11' 9" (5.27m x 3.58m) ~ En-suite: ~ Study/Snug: 17' 5" x 11' 0" (5.30m x 3.35m)

Second Floor: ~ Dressing Room: 17' 4" x 11' 1" (5.28m x 3.38m)

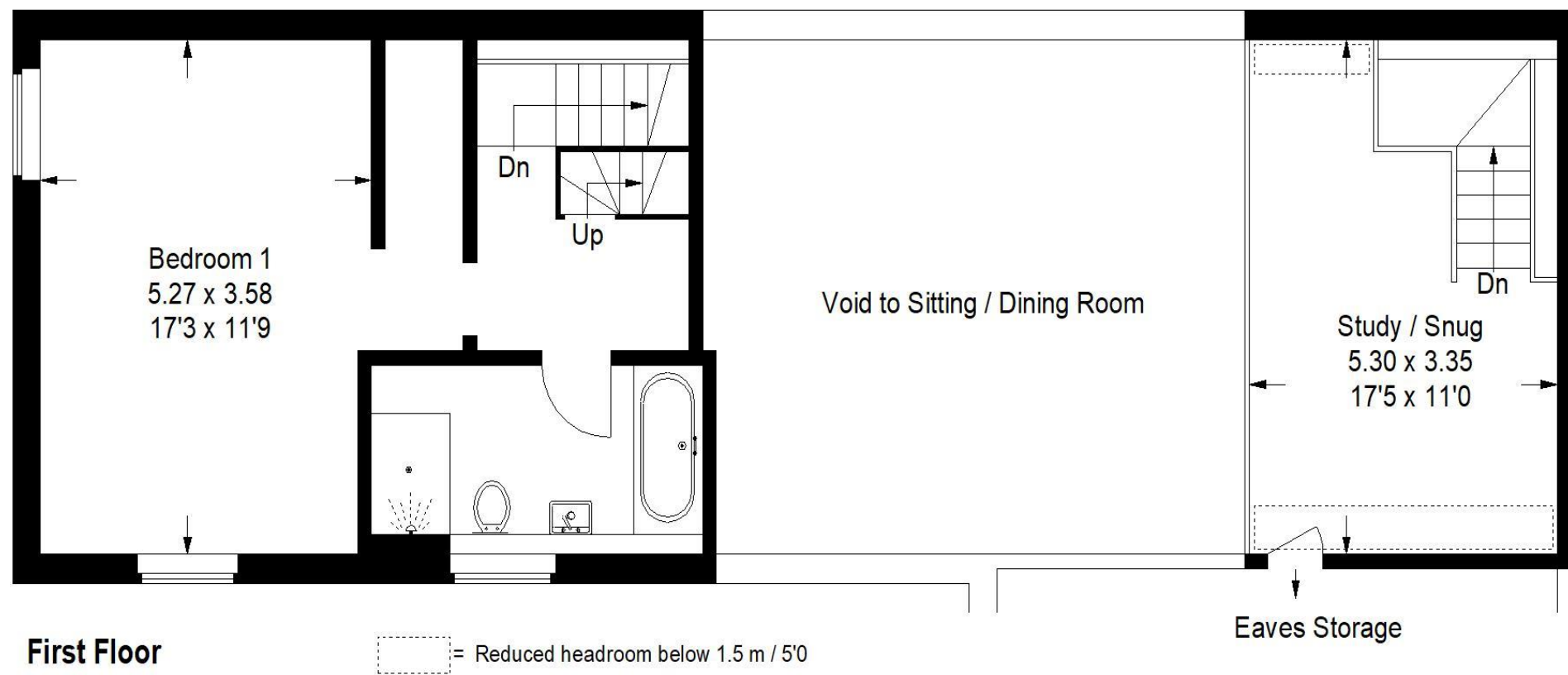
Services: Mains gas and drainage

Directions: From our office turn right into the High Street, proceed to the third mini roundabout and continue straight over towards Guildford, to the next roundabout. Bear right, signposted Shamley Green and Womersley and on entering Shamley Green village turn left by the village shop into Hullbrook Lane, continue to the end of the land bearing round to the right onto Lords Hill Common. Continue past the common and the driveway to Westlands Farm will be on the left. Continue up the driveway and the property can be found after a short distance on the right hand side.

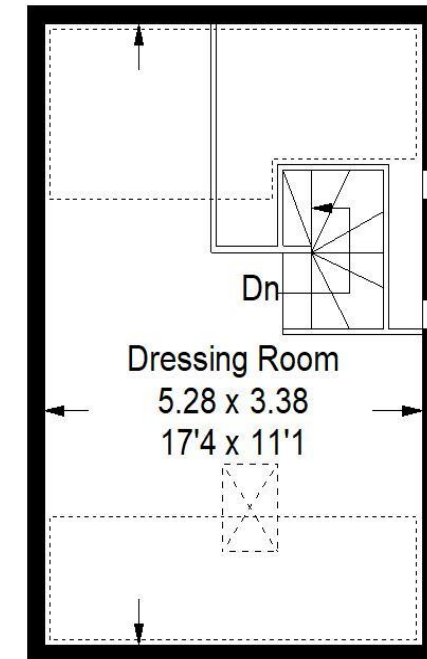
Important Notice: For clarification, we wish to inform prospective purchasers that these sales particulars have been prepared as a general guide. We have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose. Room sizes are approximate: They are taken between internal wall surfaces as indicated on the prepared floor plan.

Local Authority: Waverley Borough Council. Tax Band: G. EPC Rating: C.

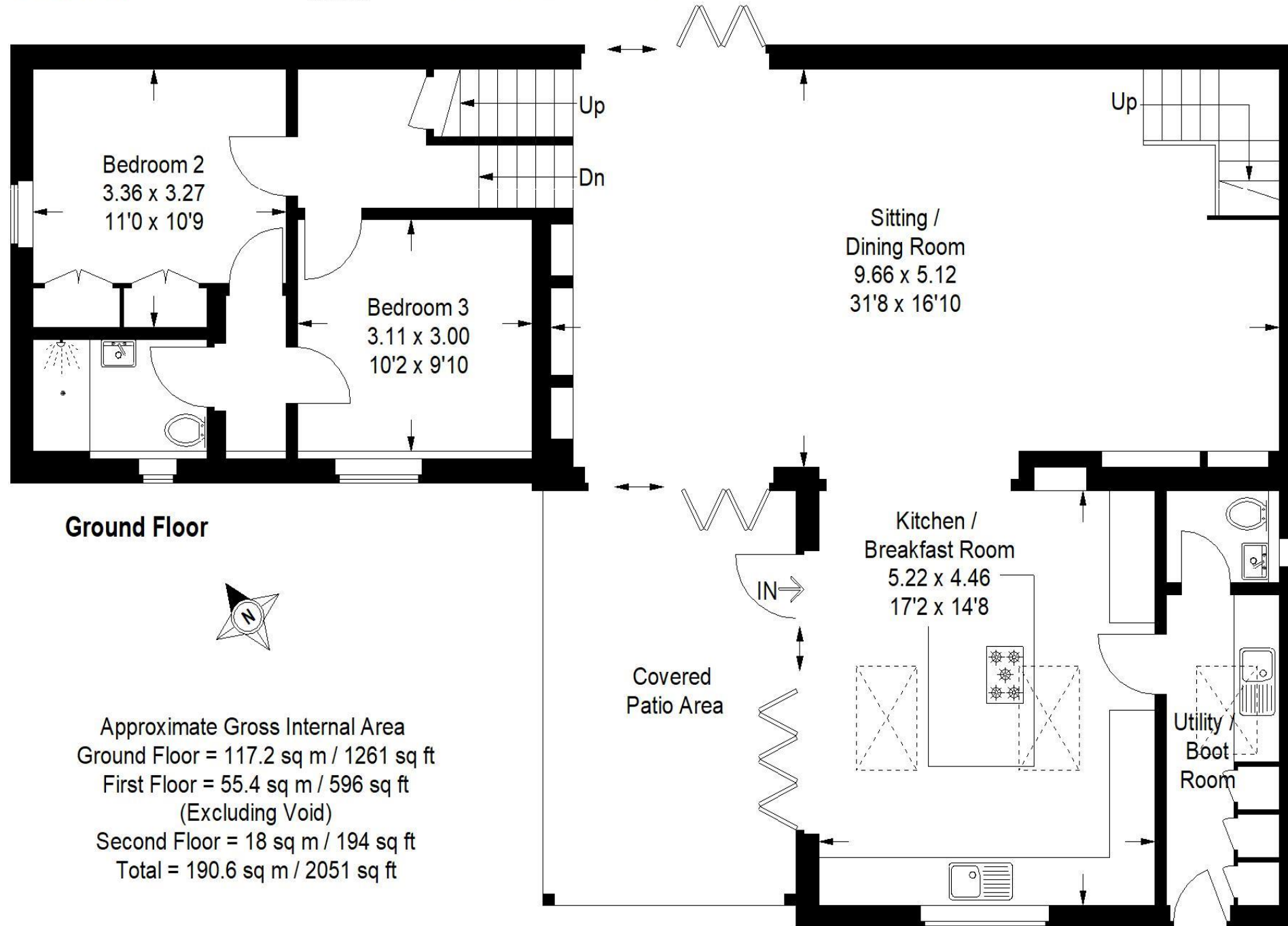
Westland Farm, Lords Hill, Shamley Green



First Floor



Second Floor



Ground Floor



Approximate Gross Internal Area
 Ground Floor = 117.2 sq m / 1261 sq ft
 First Floor = 55.4 sq m / 596 sq ft
 (Excluding Void)
 Second Floor = 18 sq m / 194 sq ft
 Total = 190.6 sq m / 2051 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.







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