



Beechcroft
Guildford Road, Shamley Green, GU5 0RT
Asking Price: £835,000 Freehold

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ESTATE AGENT
Est. 1991

*** Well presented chalet style home * Three double bedrooms ***
*** Two bathrooms * Impressive 23 ft refitted kitchen/dining room ***
*** South and west facing gardens * Double garage * No onward chain * EPC Rating: E ***

A detached and extended dormer style home with an adaptable arrangement of accommodation situated in this popular Surrey village. The property is well presented throughout and offers an adaptable arrangement of accommodation with double aspect sitting room with fireplace, refitted impressive kitchen/dining room with aspects over the garden with bifolding doors to the patio, two double bedrooms, modern fitted shower room and a box room/study completing the ground floor. Stairs rise to the first floor where there is a double aspect bedroom with fitted wardrobe cupboards, bathroom and access into a large loft/store room. The property benefits from gas fired heating and double glazed windows and outside the gardens are pleasantly landscaped with large paved patio, stepping onto good sized lawns with established flower and shrub borders around, all enjoying a bright and sunny westerly aspect. There is a timber summerhouse, garden shed and a detached double garage. The property benefits from planning permission for a substantial first floor and side extension, planning reference WA 2024 00128. The property is offered for sale with no onward chain and we would highly recommend a visit to fully appreciate the accommodation on offer.

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/Dining Room:** 23' 6" x 15' 3" (7.17m x 4.65m) ~ **Shower Room:** ~ **Sitting Room:** 23' 9" x 14' 3" (7.25m x 4.34m)
Bedroom One: 14' 0" x 12' 0" (4.27m x 3.65m) ~ **Bedroom Two:** 12' 2" x 12' 0" (3.72m x 3.66m) ~ **Box Room:** 7' 2" x 6' 4" (2.18m x 1.94m)

First Floor: ~ **Bedroom Three:** 21' 5" x 11' 8" (6.52m x 3.55m) ~ **Bathroom:** ~ **Store Room:** 14' 3" x 7' 1" (4.35m x 2.16m)

Outside: ~ **Double Garage:** 20' 6" x 15' 10" (6.25m x 4.83m) ~ **Summerhouse:** 13' 3" x 8' 5" (4.04m x 2.57m) ~ **Shed:** 8' 0" x 5' 10" (2.44m x 1.78m)

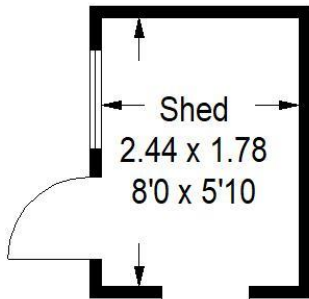
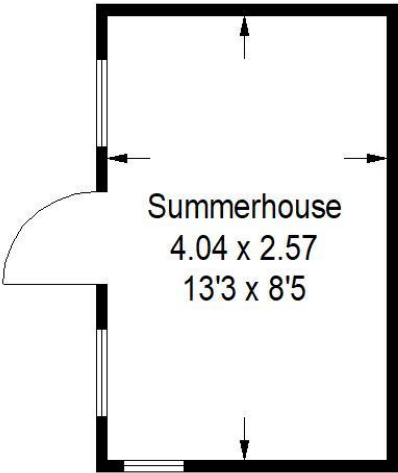
Directions:

From our office turn right into the High Street continuing to the third mini roundabout bearing right towards Shamley Green. On entering the village, continue past the village shop and the cricket green and after approximately 1/4 of a mile turn left into Norley Lane and immediately left again into the driveway running along the rear of the properties and Beechcroft can be found towards the end on the left 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:** F

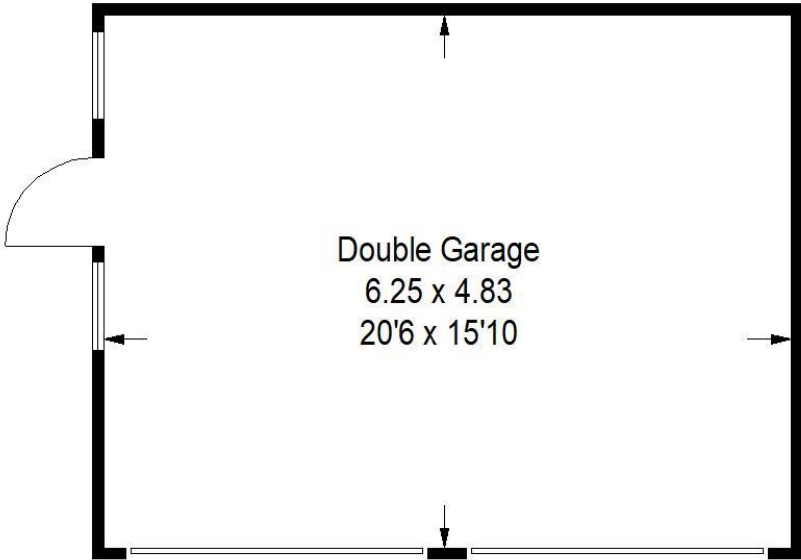
Guildford Road, Shamley Green



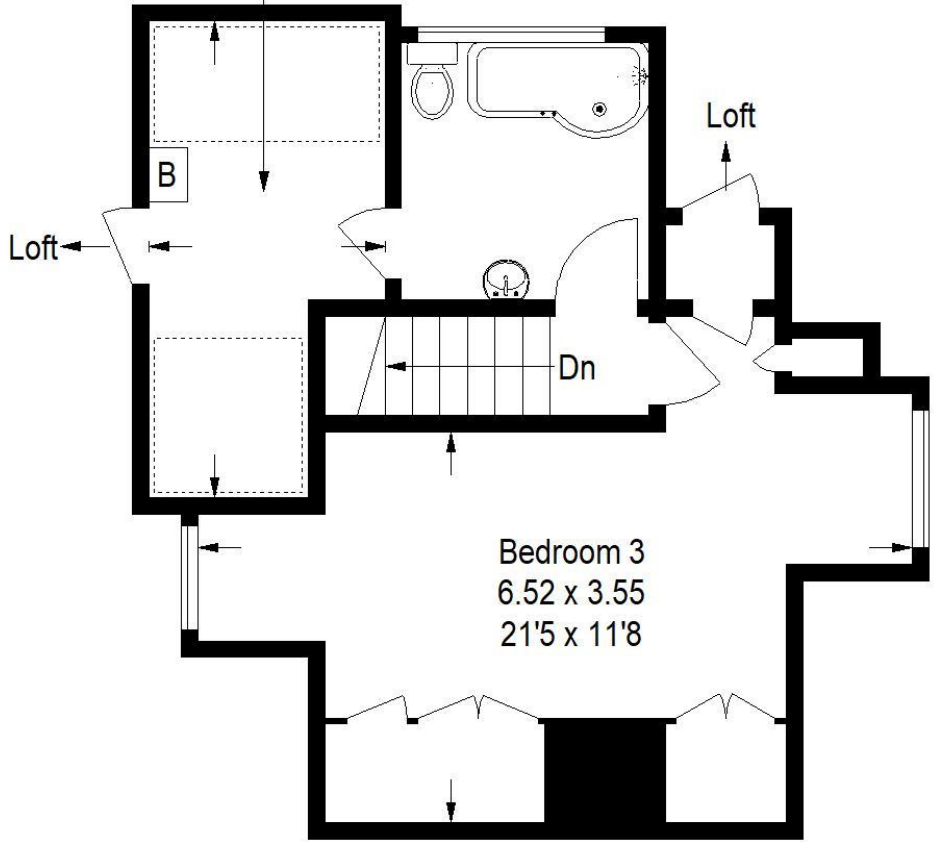
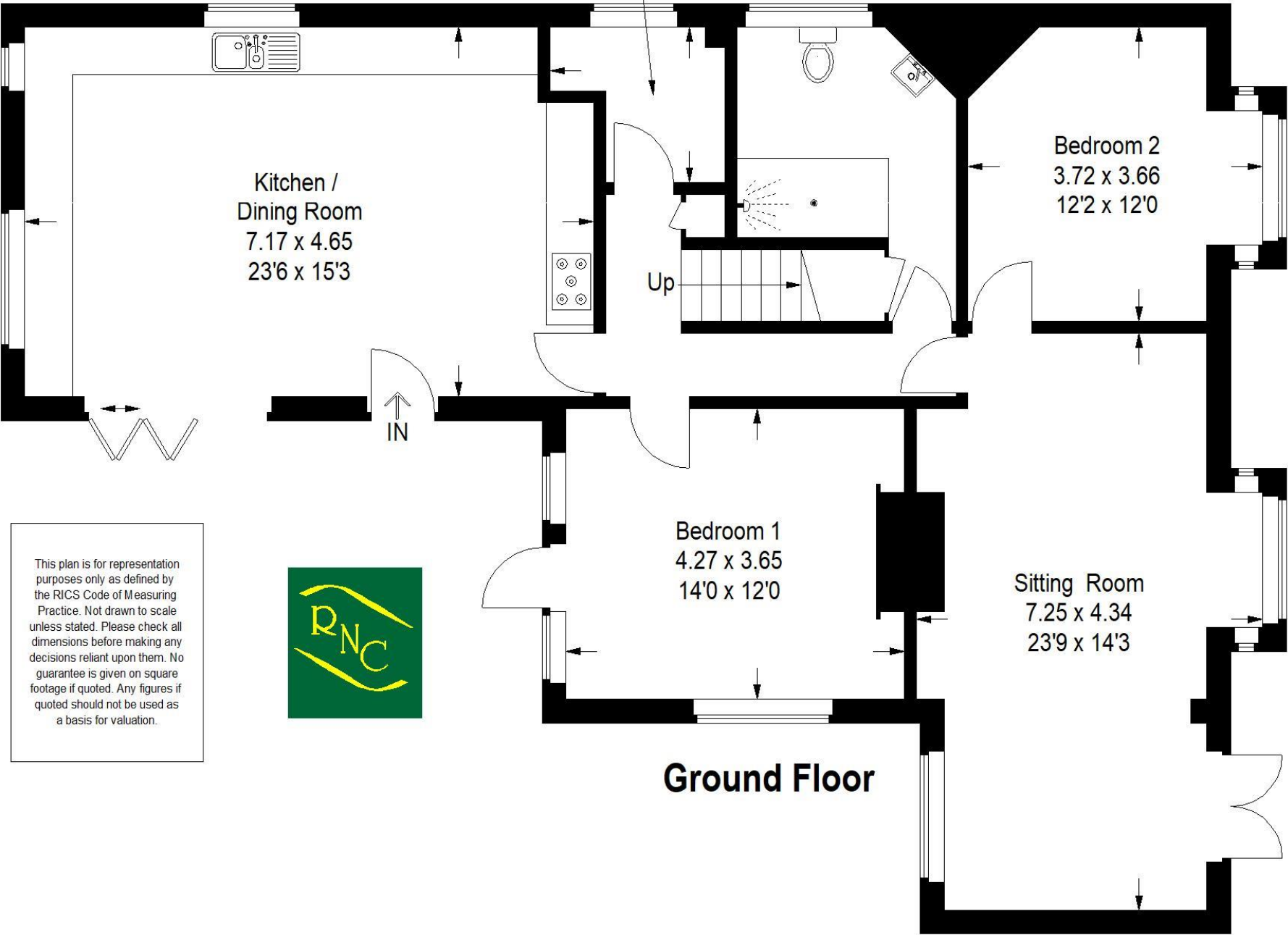
(Out Buildings Not in Position)

Box Room
2.18 x 1.94
7'2 x 6'4

Approximate Gross Internal Area
Ground Floor = 111.9 sq m / 1204 sq ft
First Floor = 38.3 sq m / 412 sq ft
Outbuildings = 45.0 sq m / 484 sq ft
Total = 195.2 sq m / 2100 sq ft



Store Room
4.35 x 2.16
14'3 x 7'1



= Reduced headroom
below 1.5 m / 5'0

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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