



**Flat 3 Beaufield Mews, Middle Street, Shere  
Surrey GU5 9HF  
Price £479,000 Leasehold (115 yrs remaining)**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

A recently refurbished & superbly presented two double bedroom ground floor flat set back from the road in a courtyard location yet in the heart of the sought after village of Shere. Accommodation comprises an entrance hall with fitted cloaks cupboard leading through to a superbly fitted kitchen with fully integrated appliances (including dishwasher, washing machine & fridge/freezer) open plan to a good size reception room offering sitting & dining areas & with double doors opening out onto a pathway overlooking the Tillingbourne stream. There is also a good size double bedroom with views over the stream with a very well fitted ensuite shower room & a 2nd double bedroom with an ensuite bathroom with bath & wall mounted shower. This luxury apartment is presented for sale in excellent condition & benefits from a high specification finish throughout. Located within a very short stroll of the village shops, supermarket, cafe's & pubs, providing easy access to the A25, Guildford, Dorking & Cranleigh. No onward chain. Must be seen !

## Directions :

From our office in Shere, proceed away from the A25 towards the stream, where you will find a small courtyard on the left hand side (just before the bridge). The entrance to No. 3 is on your right.

## Situation :

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, restaurant, cafes, schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), with easy access to superb walks, bike rides etc. within 2 minutes drive of the A25, & within circa 6 miles of Guildford, Dorking & Cranleigh.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band C - £2,016.12 per annum (2023-24)**

**Lease - 115 years remaining**

**Ground Rent £250 per annum**

**Service Charge £1715.40 per annum (includes sinking fund)**

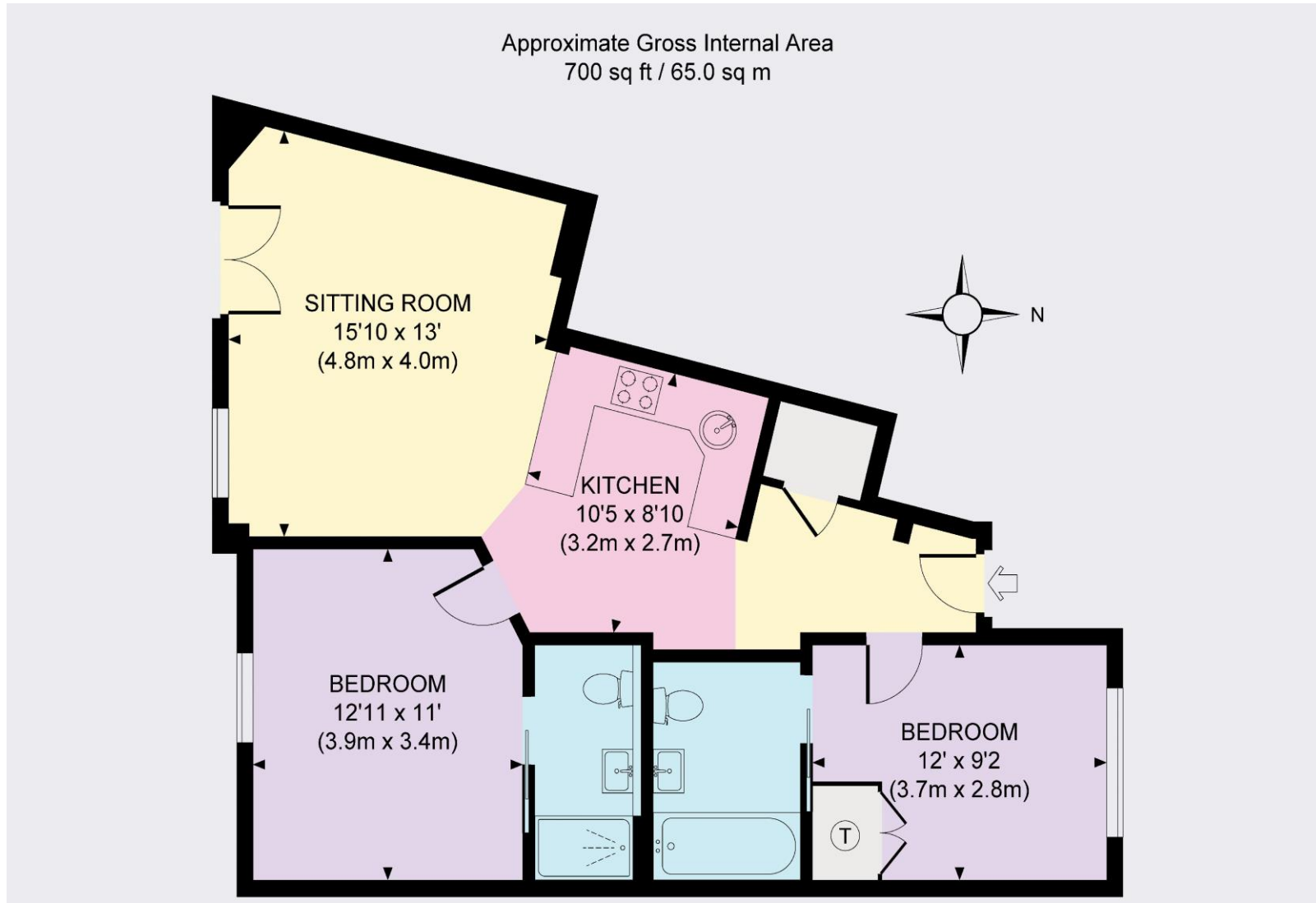
**All Mains Services**

**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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## Terra Cotta (Estate Agents) Ltd

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## Opening Hours

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