



Penfolds, Rectory Lane, Shere, Surrey GU5 9HZ

Price £1,999,995 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

An extended, completely refurbished & now exceptionally presented 3-bed detached character home set in the heart of Shere village, yet in a tranquil lane with distant views. Accommodation comprises a family room with a feature (dual-sided) log burner, exposed brick wall, beamed ceiling & display units with inset lighting. A hand-painted & superbly fitted kitchen/breakfast room with a central island, marble worktops, window seat, oak-built bench seating with under storage plus 3 skylights, bifold window & double doors leading out to the patio & delightful garden. The kitchen also leads into a sitting room with a further log burner. The family room has an internal crittall-style window overlooking & a door leading to a snug which benefits from the dual-sided log burner, a spiral staircase leads down to the 3rd bedroom with an ensuite WC. The ground floor also benefits from a boot room with floor-to-ceiling storage cupboards & stable door (with an external porch) providing additional access to the garden, & an area with a utility room and Thomas Crapper fitted WC. An oak staircase leads up to the 1st floor, which boasts a dual aspect principal bedroom with a freestanding bath, an ensuite shower room & separate dressing room with custom-made wardrobes. There is a further double bedroom with a vaulted ceiling & exposed beams & an adjacent shower room with access to further eaves/attic storage. Finished to the highest standards, this property has been refurbished to include new wiring, plumbing, pipework & additional insulation throughout. There is secondary glazing on all original windows in the 16th & 18th-century parts of the house & double-glazed units in the extended areas including the kitchen/breakfast room & boot room. The extension is clad with Shou-Sugi-Ban (a black Japanese burned timber). There is a new Worcester Bosch boiler (with WiFi controlled Hive/Thermostats) & Paladin cast iron radiators all with TRV's in bronze throughout. An alarm system is connected to all windows & doors with additional security cameras. The exceptional specification includes limestone tiling & solid oak floors throughout the ground floor (with matching tiles on the patio), underfloor heating in the kitchen/breakfast room & boot room and two bathrooms, solid wood key & latch doors, as well as designer wallpaper finishes and all switches and sockets finished also in bronze. Outside, there is an area of off-street parking for 2-3 cars and a detached garage with power & light, double oak doors & electric car charging point. This has been insulated & clad & is currently used as a fully fitted gym. Steps lead up to an elevated, fully landscaped & private garden with lighting and features to include a pond with waterfall, oak pergola, greenhouse and large shed (both with electricity and further power points throughout the garden). There is also a fully insulated detached office with underfloor heating which could be used as a possible guest bedroom. This unique property is located along from the ford and within a short walk of this sought-after village. It truly must be seen to be fully appreciated!

Directions :

From our office in Shere, proceed away from the stream towards the A25. At the T-junction turn left into Upper Street, follow the road for circa 1/4 mile, then just before the road bears round to the right, turn left into Rectory Lane, where you will find Penfolds on your left (2nd house).

Situation :

Situated in a very quiet lane yet centrally within this sought after Surrey Hills village, within a short stroll 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), superb walks, bike rides etc. & providing easy access to the A25, Guildford, Dorking & Cranleigh.

Council Tax - Guildford Borough Council Band F - £3,445.67 per annum (2024-25)

All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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MAIN HOUSE

GROUND FLOOR

FAMILY ROOM – WITH BUILT IN OAK UNITS WITH LIGHTING. OAK STAIRCASE, UNDER STAIR CUPBOARD & DOUBLE SIDED LOG BURNER
KITCHEN/BREAKFAST ROOM - HANDPAINTED UNITS WITH OAK INTERIORS INCLUDES ELECTRIC AGA WITH INDUCTION TOP, AMERICAN STYLE FISHER & PAYKEL FRIDGE FREEZER, SIEMENS DISHWASHER, DOUBLE BUTLER SINK, WINE FRIDGE, QUOOKER BOILING TAP WITH CARBONATED WATER. MARBLE WORKTOPS, DOUBLE DOORS TO PATIO & UNDERFLOOR HEATING, STEP DOWN TO :

SITTING ROOM – WITH LOG BURNER & WINDOW OVERLOOKING :

BOOT ROOM – FLOOR TO CEILING HANDPAINTED CABINETS WITH OAK INTERIORS & DOOR TO GARDEN

UTILITY ROOM - HOUSING APPLIANCES & FITTED UNITS INCLUDE A ‘MAGIC CORNER’ PULL OUT CUPBOARD & SLIDING LARDER

WC – THOMAS CRAPPER TOILET & SINK & FEATURE WHIMSICAL SEA LIFE WALLPAPER

SNUG – WITH DOUBLE SIDED LOG BURNER SET INTO THE FIREPLACE. ITALIAN SPIRAL STAIRCASE DOWN TO :

LOWER GROUND FLOOR

BEDROOM 3 – CABIN STYLE WITH MADE TO MEASURE BED & STORAGE, FEATURE PORT-HOLE WINDOW & BESPOKE WINDOW SHUTTERS

ENSUITE - WC & BASIN – HANS GROHE

FIRST FLOOR

PRINCIPAL BEDROOM – DUAL ASPECT DOUBLE WITH FREESTANDING ROLLTOP BATH

ENSUITE SHOWER ROOM - LARGE SHOWER WITH BESPOKE GLASS SCREEN

DRESSING ROOM - WITH CUSTOM-MADE WARDROBES

BEDROOM 2 – DOUBLE WITH VAULTED CEILING & EXPOSED BEAMS

SHOWER ROOM – BURLINGTON BATHROOMS SHOWER, FEATURE CA’PIETRA HEXAGONAL FLORAL TILING

PARKING

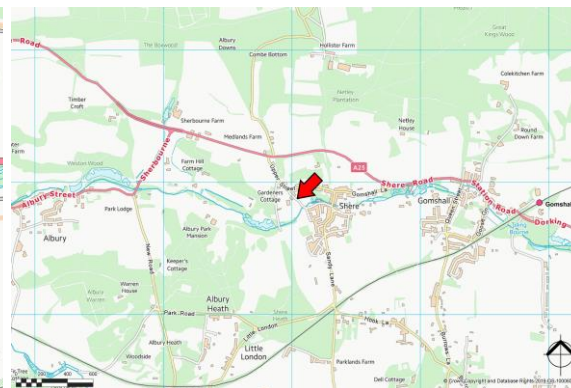
OFF-STREET PARKING – GRAVELLED AREA FOR 2-3 CARS

GARAGE/CURRENTLY A FULLY FITTED GYM – WITH OAK DOUBLE DOORS, BESPOKE SEDUM/WILDFLOWER ROOF, FULLY INSULATED & CLAD, WITH POWER & LIGHT & AN ELECTRIC CAR CHARGING PORT

GARDENS

FULLY LANDSCAPED GARDENS - WITH MANDARIN STONE TUMBLED LIMESTONE PATIO, POND WITH WATERFALL, OAK PERGOLA, GARDEN SHED & VICTORIAN GREENHOUSE WITH ELECTRICITY

OFFICE (POSSIBLE GUEST BEDROOM) - FULLY INSULATED WITH UNDER FLOOR HEATING, DESIGNER WALLPAPER & DOUBLE DOORS

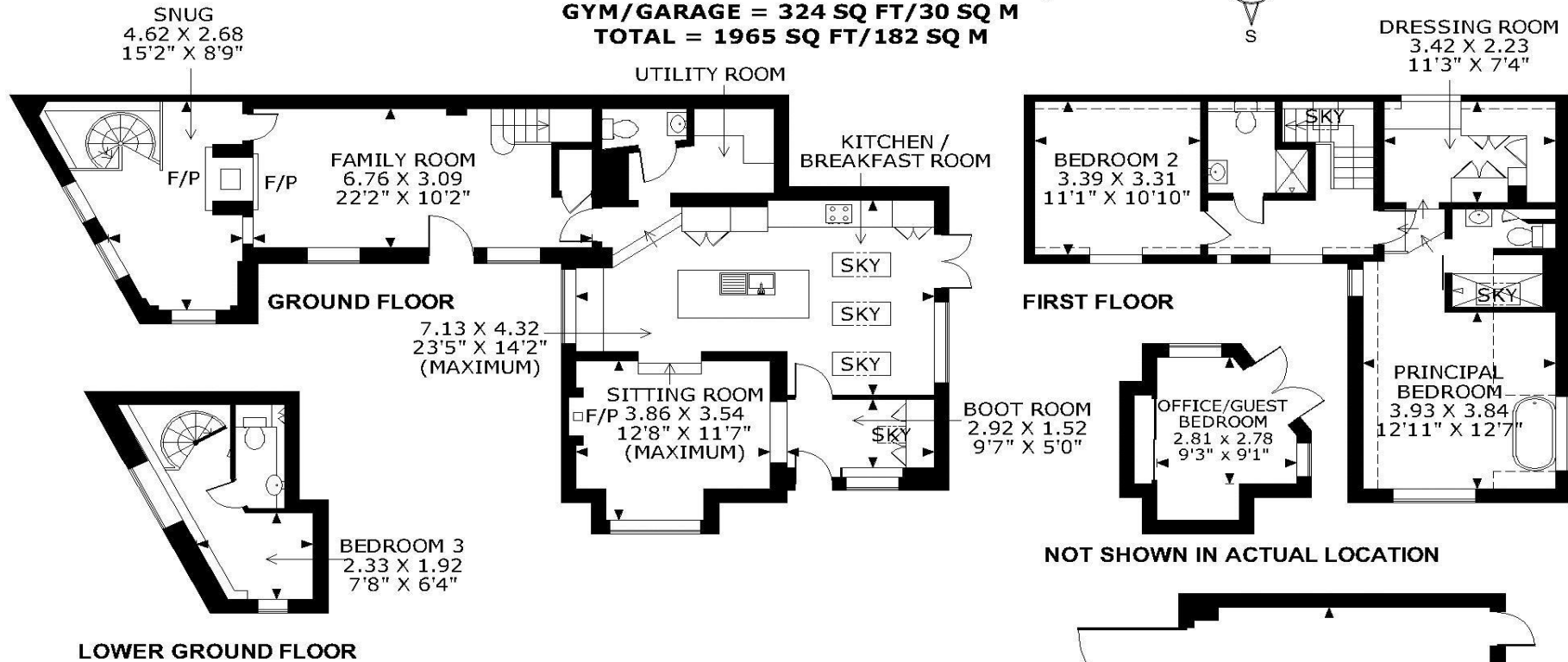
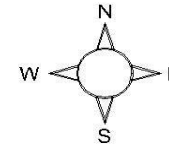


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 116 SQ FT/11 SQ M
GROUND FLOOR = 920 SQ FT/85 SQ M
FIRST FLOOR = 509 SQ FT/47 SQ M
TOTAL = 1545 SQ FT/143 SQ M
OFFICE/GUEST BEDROOM = 96 SQ FT/9 SQ M
GYM/GARAGE = 324 SQ FT/30 SQ M
TOTAL = 1965 SQ FT/182 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

☐☐☐ Denotes restricted head height

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Opening Hours :

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm