



**1 St. Catherines Field, Church Hill, Shere
Surrey GU5 9HL
Price £2,700,000 Freehold**

TERRA COTTA
Independent Estate Agents

Property Description :

A recently constructed, exceptionally spacious & high specification 4 double bed, 3 bath detached family home with double carport situated in a quiet road yet within a short walk of the centre of the sought after village of Shere. Accommodation comprises a light & spacious entrance hall with parquet wood flooring & wc, double doors lead through to a dual aspect sitting room with feature fireplace with inset log burner, further double doors then lead into a family area with a small window to the side & bi-fold doors leading out to the patio & rear garden. This is open plan to a superbly fitted kitchen/breakfast room with an extensive range of units to include a central island with breakfast bar, a large Range cooker, chef sink & tap, an integrated wine cooler & American fridge/freezer. Bi-fold doors lead out to the patio & rear garden & there is a further door to a separate utility room with sink, housing integrated Miele appliances & with a door to the side passage. The 1st floor benefits from a principal bedroom with ensuite bathroom with freestanding bath & separate shower cubicle & a dressing room with extensive fitted wardrobes. The guest bedroom offers fitted wardrobes & an ensuite shower room. There are 2 further double bedrooms with fitted wardrobes & a family bathroom with bath & separate shower cubicle. This fantastic property includes underfloor heating to both the ground & first floor, powder coated aluminium double glazed windows set into oak frames, Villeroy & Boch sanitary ware, Hans Grohe taps & shower fittings, Italian tiled floors & a Farrow & Ball designed decorative scheme throughout. Outside, there is a detached carport providing parking for 2 large cars located just opposite the entrance to the property. The front garden is enclosed by boxed hedging with sandstone paving leading to a stone porch & solid oak front door. The very private rear garden offers an extensive patio area, with 4 steps up to a lawned garden, which is fully enclosed by mature trees, shrubs & flower borders. Situated in a very quiet yet central village location, Shere's excellent facilities are all within walking distance. A rare opportunity to secure a large family home such a desirable setting. Must be seen !

Directions :

From our office in Shere, proceed away from the A25, over the small bridge & stream, turning left opposite the 1st pub into The Square. Continue into Church Lane, past the church on your left, bearing right into Church Hill where you will find St Catherine's Field on your right, just before the road bears round to the right again. No. 1 is immediately on your left.

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), superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).

Council Tax Band - Guildford Borough Council Band G - £3,975.76 per annum (2024-2025)

All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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GROUND FLOOR

ENTRANCE HALL - WITH FEATURE OAK PARQUET FLOORING

STUDY/SNUG - DUAL ASPECT

SITTING ROOM – LARGE DUAL ASPECT ROOM WITH FEATURE LOG BURNER, DOUBLE DOORS TO :

FAMILY AREA – DUAL ASPECT WITH PORCELAIN FLOOR & BI-FOLD DOORS TO GARDEN. OPEN PLAN TO :

KITCHEN/BREAKFAST ROOM - WITH AN EXTENSIVE RANGE OF UNITS, CENTRAL ISLAND WITH BREAKFAST BAR, RANGE COOKER & WINE COOLER. BI-FOLD DOORS TO GARDEN, PORCELAIN FLOOR. DOOR TO :

UTILITY ROOM - WITH A RANGE OF UNITS & MIELE APPLIANCES. WC

FIRST FLOOR

PRINCIPAL BEDROOM – LARGE DUAL ASPECT DOUBLE OVERLOOKING REAR GARDEN

ENSUITE BATHROOM - WITH FREESTANDING BATH, SEPARATE SHOWER, BASIN & WC

DRESSING ROOM - WITH EXTENSIVE UNITS

GUEST BEDROOM - DOUBLE WITH FITTED WARDROBES

ENSUITE SHOWER ROOM – WITH LARGE SHOWER, BASIN & WC

BEDROOM 3 – DOUBLE WITH FITTED WARDROBES

BEDROOM 4 – DOUBLE WITH FITTED WARDROBES

FAMILY BATHROOM - WITH BATH, SEPARATE SHOWER, BASIN & WC & DESIGNER ITALIAN TILING

SPECIFICATION

HIGH PERFORMANCE DOUBLE GLAZED POWDER COATED ALUMINIUM WINDOWS IN OAK FRAMES
WITH SECURITY LOCKING & LEADED LIGHTS

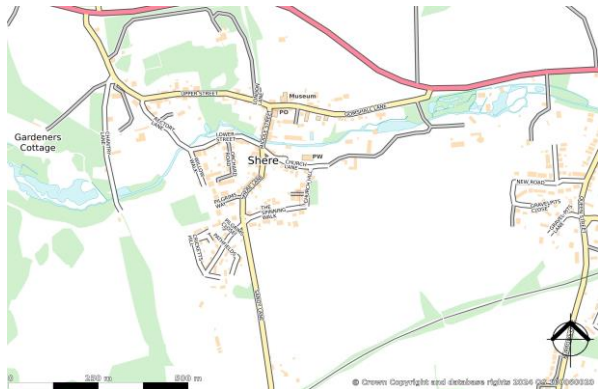
ENERGY EFFICIENT GAS FIRED CENTRAL HEATING SYSTEM WITH UNDERFLOOR HEATING TO GROUND & FIRST FLOOR

OUTSIDE

PARKING - AN OAK FRAMED DOUBLE CAR PORT (OPPOSITE THE HOUSE)

FRONT GARDEN - WITH SANDSTONE PAVING & BOX HEDGING

REAR GARDEN - WITH SANDSTONE PATIO, STEPS UP TO A LANDSCAPED GARDEN MAINLY LAID TO LAWN
WITH MATURE BORDERS, SHRUBS & TREES

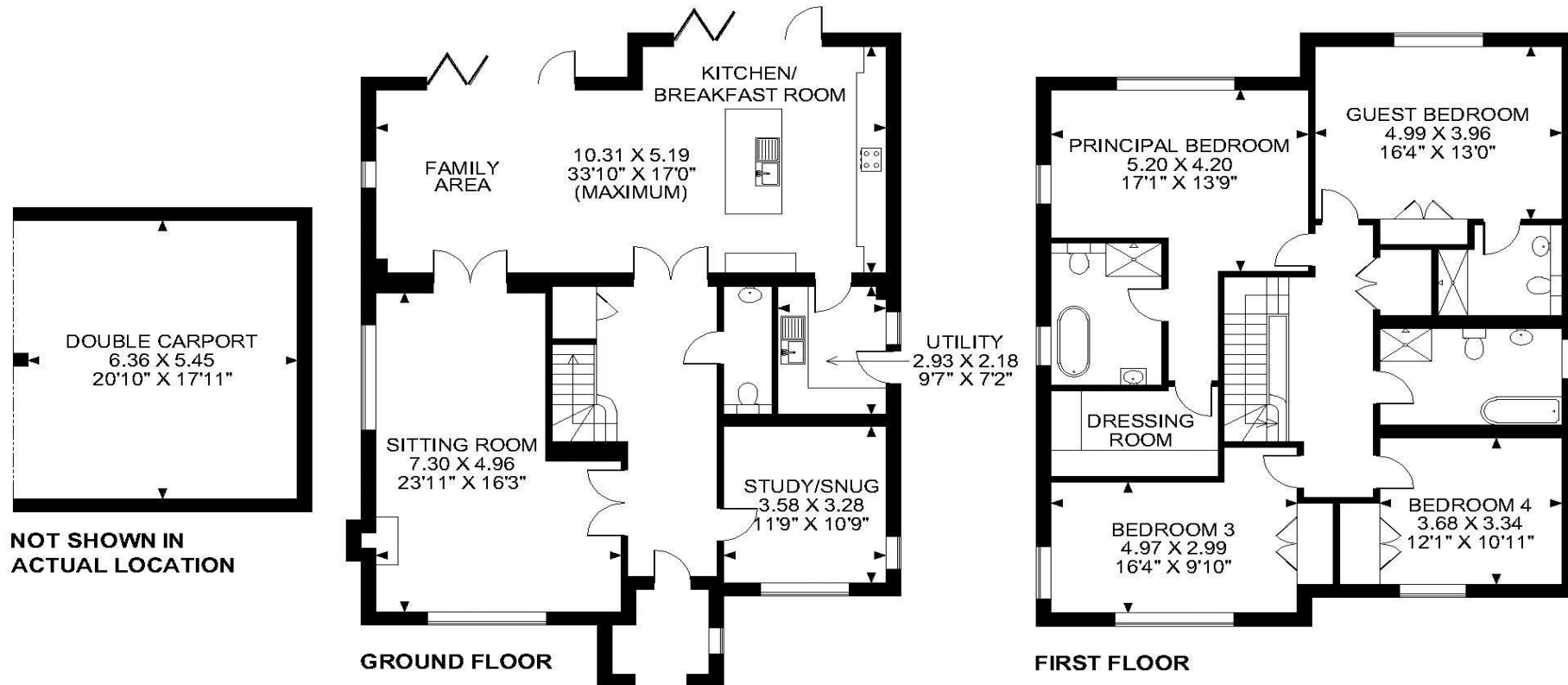
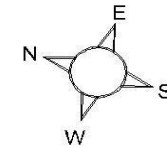


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1336 SQ FT/124 SQ M
FIRST FLOOR = 1313 SQ FT/122 SQ M
TOTAL = 2649 SQ FT/246 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Terra Cotta (Estate Agents) Ltd

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Opening Hours :

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm