



**The Little House, Upper Street, Shere,
Surrey GU5 9JE
Price £695,000 Freehold**

TERRA COTTA
Independent Estate Agents

Property Description :

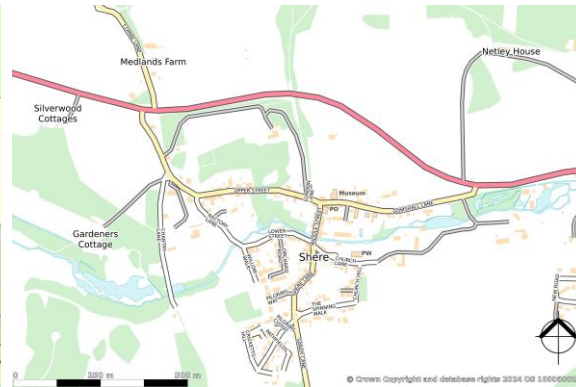
A recently renovated & superbly presented 2-3 bedroom 17th century semi detached character cottage set in the heart of Shere village. A solid oak stable door provides access to a sitting room with feature log burner, wooden floor boards, a cupboard under the stairs & fitted shelving. Steps lead down to a dining room with stone flooring & double doors leading out to the rear garden. Further steps lead down to the superbly fitted kitchen, with an extensive range of units with granite worktops, freestanding Range oven with gas hob over, a butler sink & a continuation of the stone flooring. The first floor offers a good size double bedroom with 2 sets of wardrobes fitted either side of an exposed brick chimney breast & a recently fitted shower room with a large walk-in shower cubicle, basin & wc. A further staircase rises to the 2nd floor, which offers a double bedroom with fitted storage & a small 3rd bedroom/study. The landscaped & private rear garden offers a decked area to the rear of the property with fitted bench to one side, then an area of artificial grass with raised flower borders to either side & a shed to the rear. A gate to one side of the decked area provides access through the neighbouring garden to a side passage & the front of the property. The property offers many character features to include beautifully exposed brickwork with exposed beams & shutters to the front of the property, as well as numerous internal features to include key & latch doors, exposed beams, oak floors, magnetic secondary glazing to some windows etc. Situated within a short stroll of Shere's shops, cafes, pubs & restaurants, & now benefitting from resident parking in the village car park (only 50 yards away). Must be seen !

Directions :

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street where you will find The Little House on your left, just after the entrance to the public car park on your right.

Situation :

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, a high end restaurant, cafes (including one serving cocktails on a Friday evening), schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), occasional cinema nights (in the village hall) as well as superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax : Guildford Borough Council Band E - £2,915.56 per annum (2024 -2025)

All Mains Services

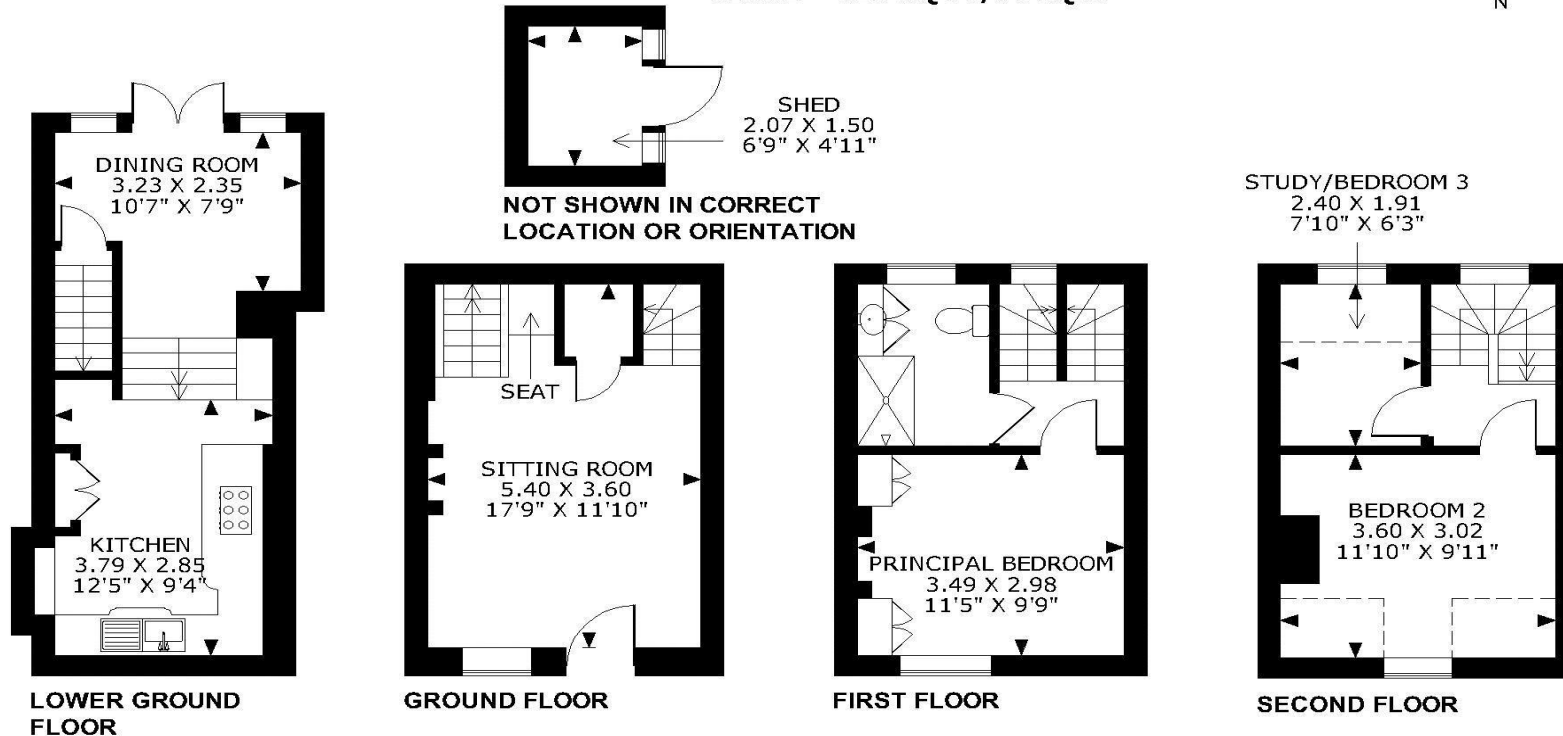
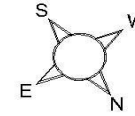
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

The Little House, Upper Street, Shere, Surrey GU5 9JE

APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 246 Sq Ft/23 Sq M
GROUND FLOOR = 206 Sq Ft/19 Sq M
FIRST FLOOR = 207 SQ FT/19 SQ M
SECOND FLOOR = 160 SQ FT/15 SQ M
TOTAL = 819 SQ FT/76 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

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8615927/NJD

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
 Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm