



**Flat 4 Beaufield Mews, Middle Street, Shere  
Surrey GU5 9HF  
Price £325,000 Leasehold (circa 114 years remaining)**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

A recently refurbished & superbly presented one bedroom first floor flat set back from the road in a courtyard location yet in the heart of the sought after village of Shere. Accommodation comprises 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, a good size double bedroom with space for wardrobes & a very well fitted & large bathroom with bath & wall mounted shower which leads through to a large eaves storage room. This luxury apartment is presented for sale in excellent condition & benefits from a high specification finish, & within a short walk of the large public car park (where residents can park without charge once they have received a permit). 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 Shere Delights & the bridge over the stream). The entrance to No. 3 & 4 is on your right, then proceed up the stairs to No. 4.

## 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		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 B - £1855.36 per annum (2024-25)**

**Lease - circa 114 years remaining. Ground Rent £125 every 6 months. Service Charge £620 every 6 months.**

**All Mains Services**

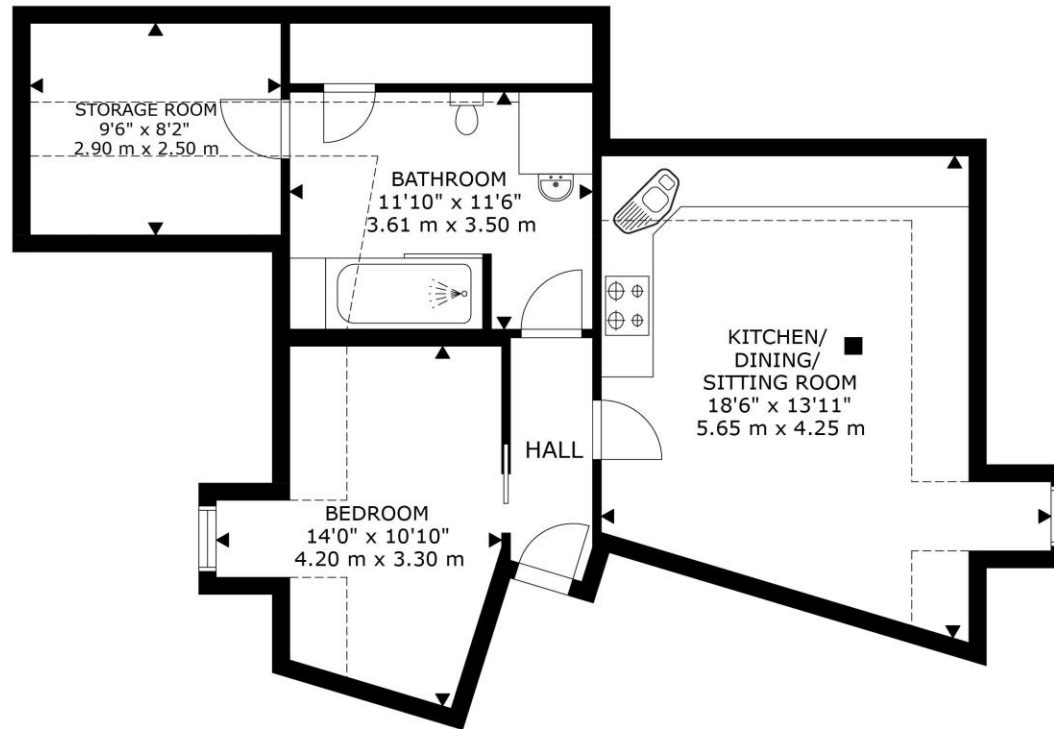
**Your Local Independent Estate Agent**



Please call 01483 205150 to arrange a viewing

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----- RESTRICTED HEAD HEIGHT



GROSS INTERNAL AREA  
APARTMENT: 614 sq ft, 57 m<sup>2</sup>  
TOTAL: 614 sq ft, 57 m<sup>2</sup>

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

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

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## Opening Hours

Monday to Friday 09:00am – 5:30pm  
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