



Rectory Cottage, Lower Street, Shere, Surrey
GU5 9HX
Price £500,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A 2 double bedroom, 2 reception room character cottage with a pretty garden situated in a quiet road yet within a short walk of the most sought after village of Shere, in the heart of the Surrey Hills. Ground floor accommodation comprises a sitting room with feature log burner, & latticed window overlooking the front garden & a door leading out to the side passage. An archway leads through to a separate dining room with a window overlooking the patio & rear garden & a large storage cupboard. A corridor with window & skylight leads to the kitchen which offers a basic range of units, fitted shelving & sink, with a folding door providing access to a bathroom with (short) bath with wall mounted shower & basin. There is a separate wc at the far end of the corridor & a door leading out to the patio & rear garden. Upstairs, the main bedroom is a good sized double bedroom with fitted wardrobes & a feature latticed window with views over the allotments opposite. The 2nd bedroom is a smaller double with a shallow storage cupboard & a feature latticed window overlooking the rear garden. Outside there is a small garden to the front of the property with mature hedging providing privacy. A path to the side of the property leads to the door into the sitting room, & also a wooden gate at the far end provides access to the private patio (with access to the rear corridor) & steps up to the rear garden. This is mainly laid to lawn with mature trees, shrubs & hedges, with a shed at the far end. The property has some potential to extend (stpp) & would benefit from a general refurbishment. No onward chain.

Directions :

From our office in Shere continue along Middle Street away from the A25, turning right immediately after the stream & before the White Horse pub into Lower Street. Continue straight on past Orchard road on your left, where you will find Rectory Cottage towards the end on your left (2 houses before Willow Walk & the ford).

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).



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

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

All Mains Services

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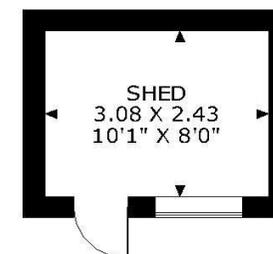
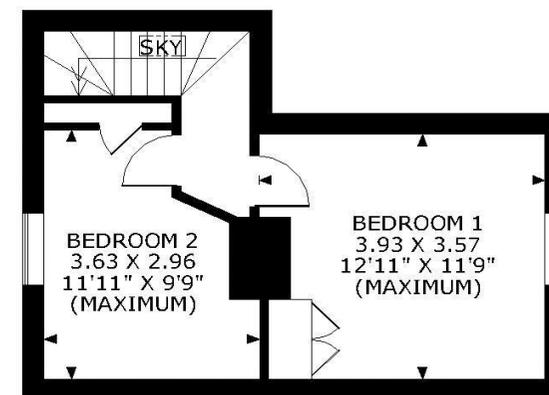
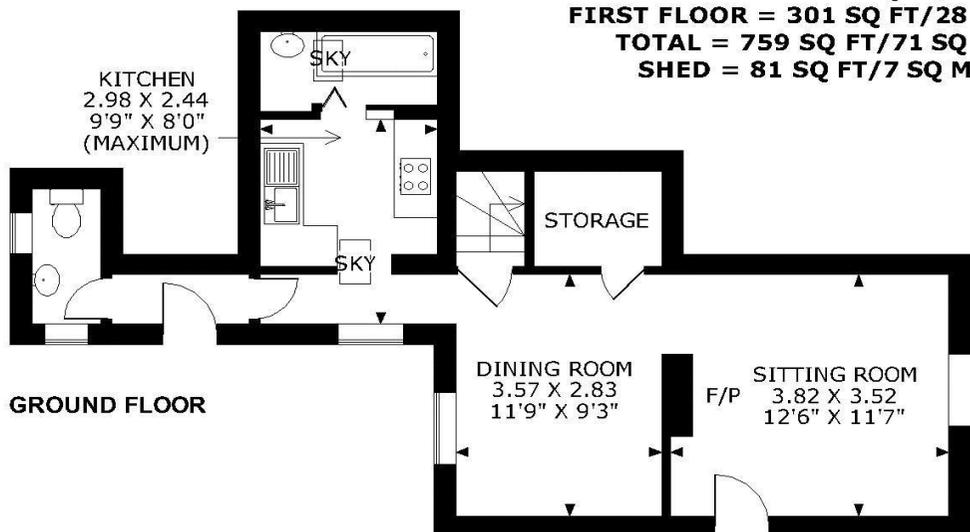
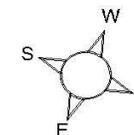
LOCAL FORD



Please call 01483 205150 to arrange a viewing

Rectory Cottage, Lower Street, Shere, Surrey GU5 9HX

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 458 SQ FT/43 SQ M
FIRST FLOOR = 301 SQ FT/28 SQ M
TOTAL = 759 SQ FT/71 SQ M
SHED = 81 SQ FT/7 SQ M



**Not Shown In Correct
Location Or Orientation**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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