



Pinehaven, Brook Hill, Farley Green, Surrey GU5 9DN

Price £1,250,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

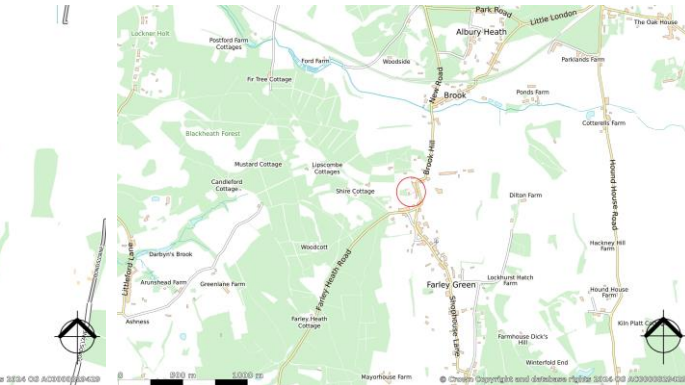
A spacious and well presented five/six double bed detached family home which has recently been redecorated and recarpeted, set well back from the road in a superbly tended and very private garden of just under half an acre with a detached double garage, greenhouse and summer house. Adaptable ground floor accommodation comprises an entrance hall with cloaks and airing cupboards, a dining room with feature fireplace and sliding doors leading to the rear garden. Double doors then lead through to a 27ft triple aspect sitting room with sliding doors leading to the rear garden and an arch provides access to a good size kitchen with an extensive range of low level and wall mounted units. The hall also leads to a family room/study or possible sixth bedroom, two further double bedrooms and a well fitted shower room. Upstairs offers three double bedrooms (one with extensive eaves space) and a bathroom with a bath and wall mounted shower. The property is approached via a long driveway, an extensive area of parking leads to a detached (dry) double garage. There is also a greenhouse with watering system, summer house and shed within the landscaped garden, which is mainly laid to lawn, with flower borders and a variety of mature trees and shrubs with views over woodland to the rear. This property is set in a particularly peaceful location in the heart of the Surrey Hills, yet within circa 5-10 mins drive of the A25. No onward chain.

Directions :

From our office in Shere, proceed over the stream, past the pubs & along Shere Lane towards Ewhurst. At the top of the hill & before you go over the railway bridge, turn right towards Albury & Farley Green. As the road bears round to the right, bear left into Little London, continue past the William IV pub & under the railway bridge to the T-junction. Turn left & continue up to the top of Brook Hill, bear to the right then left, where you will find Pinehaven down a track on your right, immediately before the property Lowingfold (on your right).

Situation :

Situated in a very private & peaceful location in Farley Green village, in the heart of the Surrey Hills, within close proximity to the recently re-opened King William IV pub & a riding school in Little London, within circa 3 miles of Shere, Albury & Shamley Green villages (with a selection of local stores, pubs, cafes etc.), providing easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Cranleigh, Guildford & Dorking.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	58 D	69 C
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council Band G - £3,921.26 per annum (2024-25)

All Mains Services except oil rather than gas & a large, private septic tank rather than mains drains

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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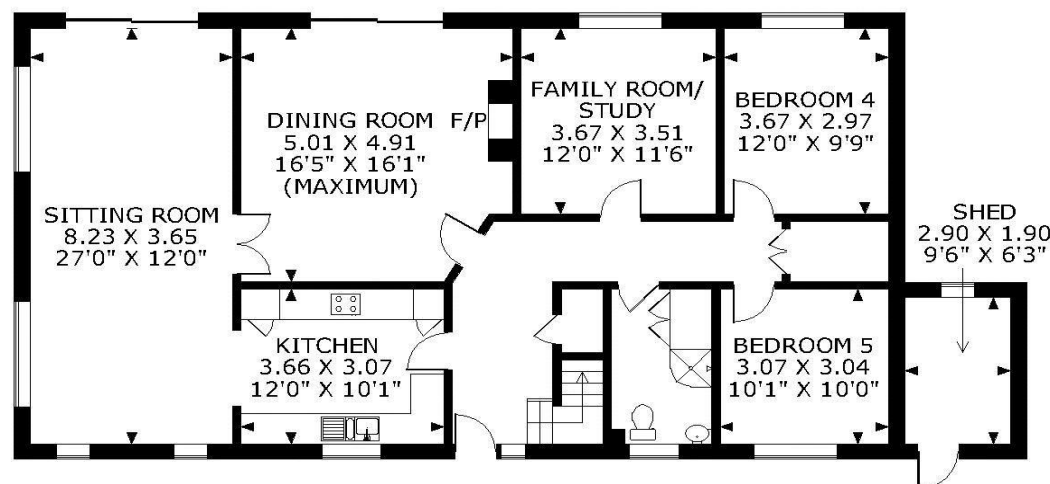
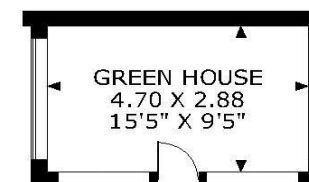
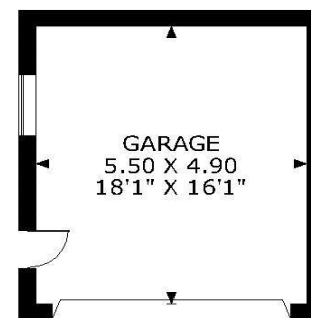
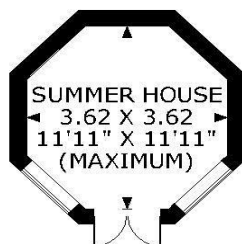
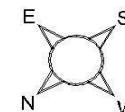
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1372 SQ FT/127 SQ M

FIRST FLOOR = 541 SQ FT/50 SQ M

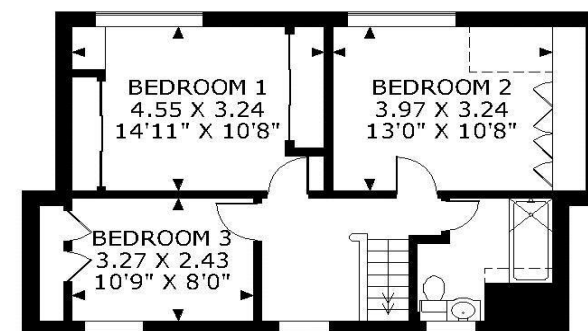
TOTAL EXCLUDING GARAGE & OUTBUILDINGS = 1913 SQ FT/178 SQ M

GARAGE = 290 SQ FT/27 SQ M

OUTBUILDINGS NOT SHOWN IN
ACTUAL LOCATIONS



GROUND FLOOR



FIRST FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□□ Denotes restricted head height

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.

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