



**The Old Bakehouse, Middle Street, Shere
Surrey GU5 9HF
Price £1,150,000 Freehold**

TERRA COTTA
Independent Estate Agents

Property Description :

A very spacious & well presented 3-4 bed family home to include a small commercial shop, off-street parking & garden set in the heart of the sought after village of Shere. To the front of the property a door provides access to a shop (which has been used as a small antique shop for many years & was previously the kitchen in the residential property so could potentially be converted back to residential use, subject to a planning application). A separate door to the side of the property (accessed via Beaufield Mews) leads through an entrance hall (with wc) into a snug with a feature log burner & half shutters providing privacy from the road & also the shop front with shutters (possible 4th bedroom or family room). A further door leads through to a superb 24ft sitting room with feature fireplace & sliding doors leading out to the rear garden with a large arch to one side providing access to the dining room. This area also boasts a feature fireplace with an original pine storage unit with shelving over to one side & full shutters in the window. A fully glazed door leads through to a very well fitted kitchen/breakfast room with an extensive range of low level & wall mounted units to include a fitted oven with induction hob & extractor hood over. This spacious room has a vaulted ceiling, sliding double doors leading out to the garden with high level windows over & ample space for a table & chairs. The first floor offers a double bedroom with feature fireplace & half shutters, a 2nd double bedroom with feature fireplace, 2 sets of fitted wardrobes & half shutters, a 3rd double bedroom with feature fireplace, fitted wardrobes, a wash hand basin & full shutters, a very spacious bathroom (previously a 4th double bedroom) comprising a free standing claw footed bath with hand held shower attachment, wc, basin, airing cupboard, heated towel rail & full shutters & a separate shower room with shower cubicle, wc, basin & full shutters. To the rear of the property there is a large paved patio area with mature trees, shrubs etc. with a path & gravelled area leading to an area of off-street parking for 2 cars (accessed via Forrest Place then Wellers Court). This spacious property offers many original character features to include high ceilings, original fireplaces etc. & is offered for sale with no onward chain. Must be seen !

Directions :

From our office in Shere, proceed away from the A25 towards the stream, where you will find The Old Bakehouse on the left hand side, immediately before a small courtyard (Beaufield Mews).

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) & a museum 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).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	79 C
39-54	E		
21-38	F		
1-20	G		

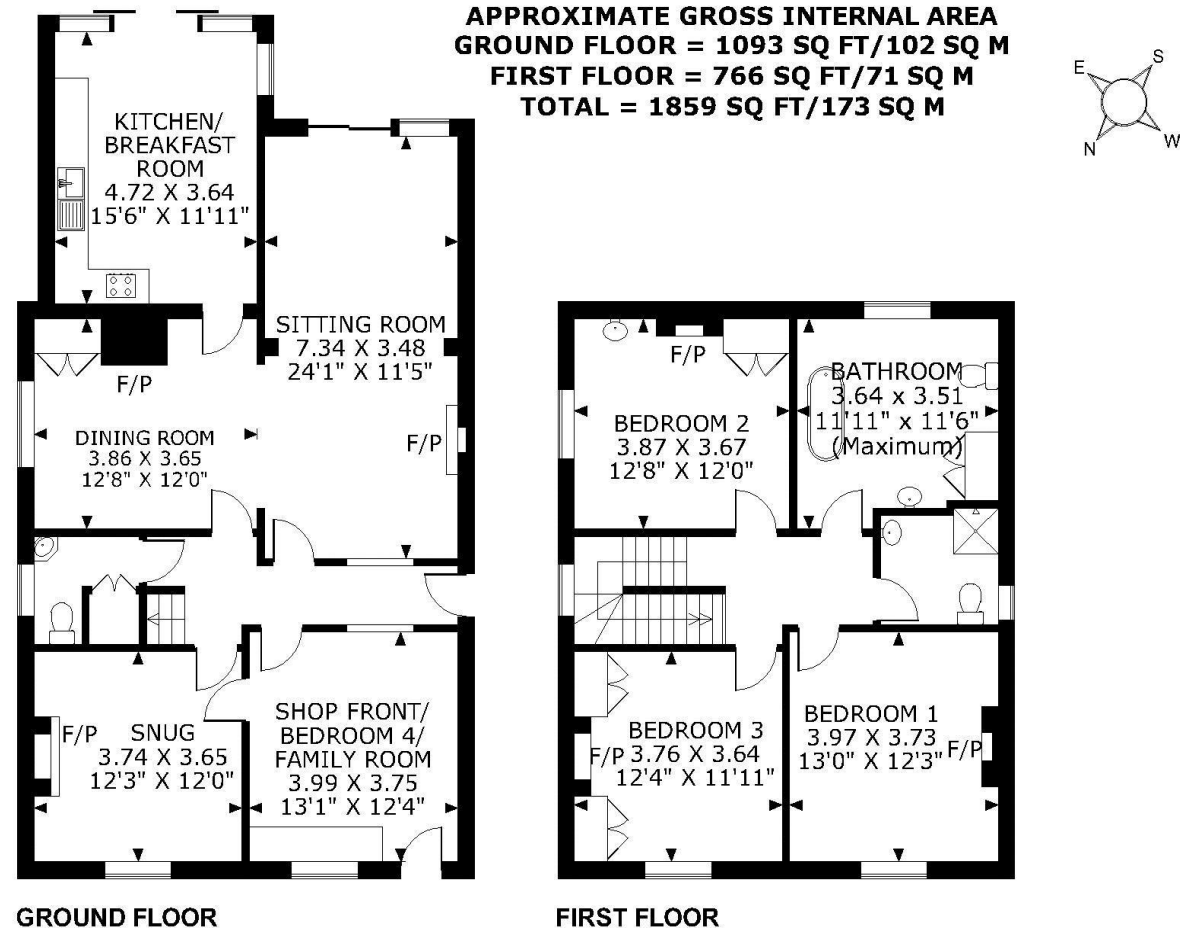
Council Tax - Guildford Borough Council - Band E - £3,051.00 per annum (2025-26)
All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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