



Stonards Brow, Shamley Green, Guildford, Surrey.

 Chantries
& Pewleys





Property Description

Guide Price: £650,000



Newhaven is a charming three-bedroomed semi-detached cottage situated in Stonards Brow, a sought-after location in the heart of the quintessential village of Shamley Green. Positioned towards the end of a private cul de sac, the property enjoys a quiet outlook, benefits from having two parking spaces along with approved potential for expansion (planning number WA/2024/00166).

Upon entry, you are greeted by the staircase straight ahead, while to the right, the delightful sitting room welcomes you with its open fireplace and front-facing views. To the left, the hallway leads to the dining room, featuring parquet flooring, another open fireplace, and a garden-facing window. The dining room seamlessly connects to the kitchen, shower room, and a door providing access to the garden.

Upstairs, bedroom one offers an ensuite WC, along with charming front views, while bedrooms two and three overlook the rear gardens.

Outside, a lovely patio area, garden shed, and predominantly lawned garden await, offering ample space for outdoor relaxation and enjoyment.

Nestled between the vibrant towns of Guildford and Cranleigh, Shamley Green enjoys a picturesque setting amidst beautiful countryside, offering extensive opportunities for leisurely walks and horseback riding. The village itself boasts essential amenities, including a recently expanded general store/post office, a charming church, and two welcoming pubs.

Guildford, the nearby county town, is renowned for its historic cobbled High Street and offers superb shopping experiences with covered precincts and a plethora of leading stores, restaurants, and recreational facilities. The Spectrum Leisure Centre and Surrey Sports Park cater to various sports enthusiasts, while entertainment options abound with the Odeon cinema, Yvonne Arnaud and Electric Theatres, and G-Live.

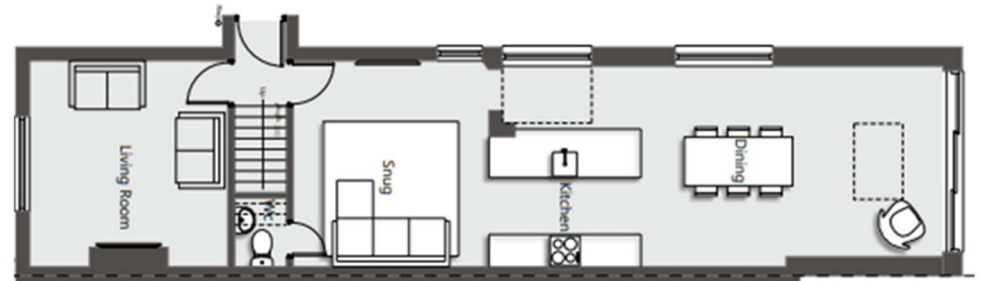
Families will appreciate the proximity to excellent schools, including the Wonersh & Shamley Green Primary School. For commuters, Guildford mainline station provides swift connections to London Waterloo, while the A3 offers convenient road links to the M25, facilitating easy access to the south coast and major airports such as Heathrow and Gatwick.

Council tax band: E; **Tenure:** freehold; **EPC rating:** TBC.

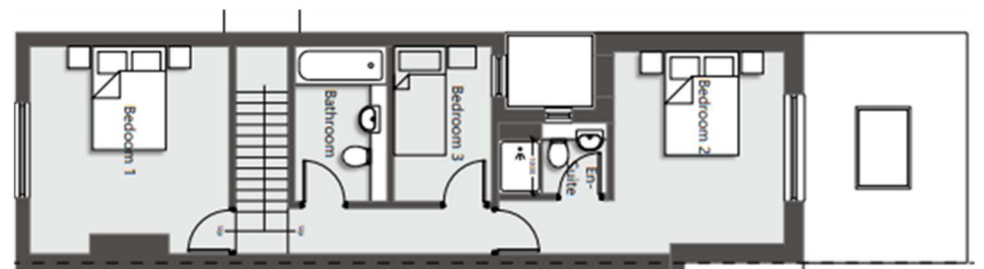




Extension and alteration proposal plan (WA/2024/00166):



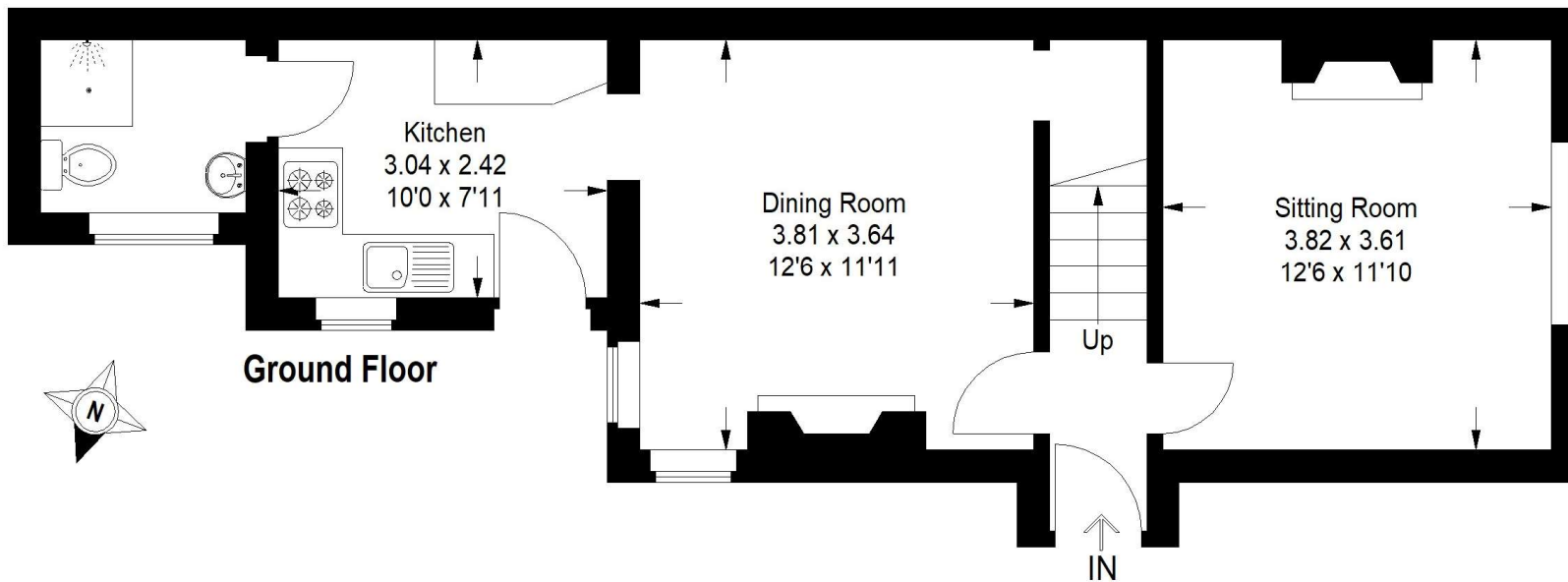
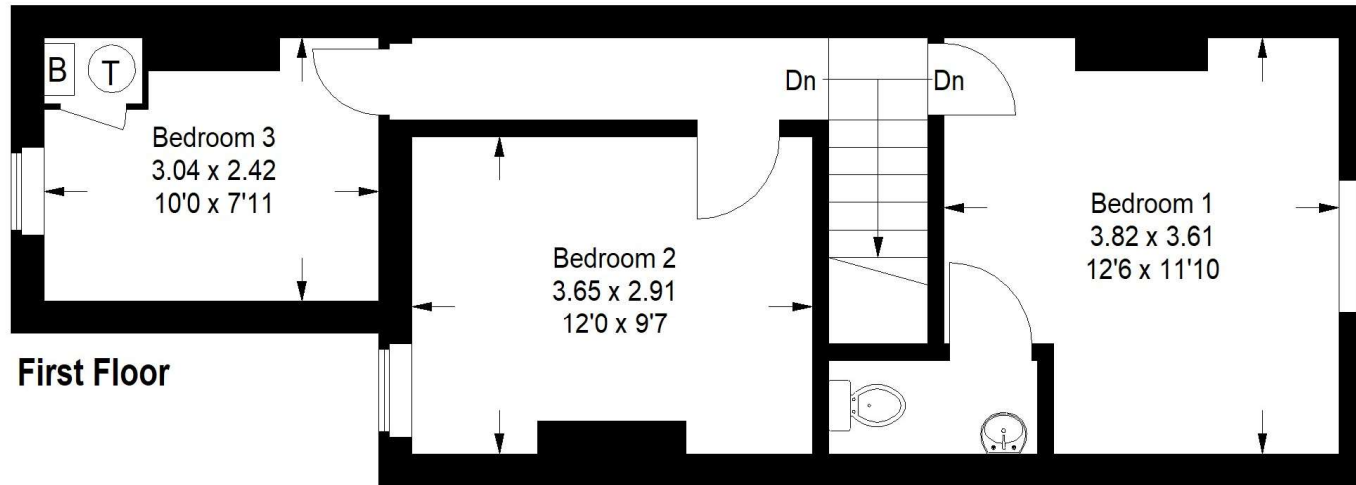
Proposed ground floor



Proposed first floor

Stonards Brow

Approximate Gross Internal Area
 Ground Floor = 44.3 sq m / 477 sq ft
 First Floor = 40.1 sq m / 432 sq ft
 Total = 84.4 sq m / 909 sq ft



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.





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Agents note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only and should not be relied upon. Potential buyers are advised to recheck the measurements. Items known as fixtures and fixings, whether mentioned or not in these sales particulars are excluded from the sale but may be available by separate negotiation.

