



60 Nursery Hill, Shamley Green, Guildford, Surrey.

 Chantryes
& Pewleys





Property Description

Guide Price: £675,000

60 Nursery Hill is a well-presented, four-bedroom, semi-detached family home. Situated on the outskirts of Guildford, in the highly coveted village of Shamley Green, the property is a short walk from the local amenities, cricket green and village schools.

Having been meticulously maintained and tastefully modernised by our clients, the property offers spacious, modern, and light-filled accommodation. The L-shaped kitchen/dining room is a real highlight, fitted with contemporary shaker-style units and modern appliances the kitchen flows into the dining room where bi-fold doors seamlessly blend the indoor and outdoor spaces - the perfect ambience for cooking and entertaining. A further set of internal bi-fold doors lead to the sitting room and either allow you the choice of further expanding your open-plan living or enable you to close off and create a quiet and relaxing retreat.

In addition to the generous living accommodation on the ground floor, there is a handy utility room, downstairs WC and internal access to the garage. The garage provides ample storage space, but could equally provide the space for further expansion, subject to planning permission.

Ascending to the first floor, there are three double bedrooms, a study (bedroom 4) and the family bathroom.

To the rear of the house, the south-facing garden boasts a wide paved sun terrace leading up to a level lawn, screened on all sides by mature shrubs, hedging and fencing. To the front is a gravel driveway with parking for several cars, along with gated side access to the rear.

Council tax band: E. EPC rating: TBC. Tenure: Freehold.





The Area

Shamley Green is situated between Guildford and Cranleigh village in an area surrounded by the Surrey Hills Area of Outstanding Natural Beauty, providing miles of wonderful walking and horse-riding opportunities. Shamley Green is a quintessential English village with its newly enlarged general store and post office, hairdresser, coffee shop, church, two public houses, village pond and cricket green. There are several excellent schools in the vicinity, including Longacre and Wonersh and Shamley Green Primary, both within walking distance of number 60.

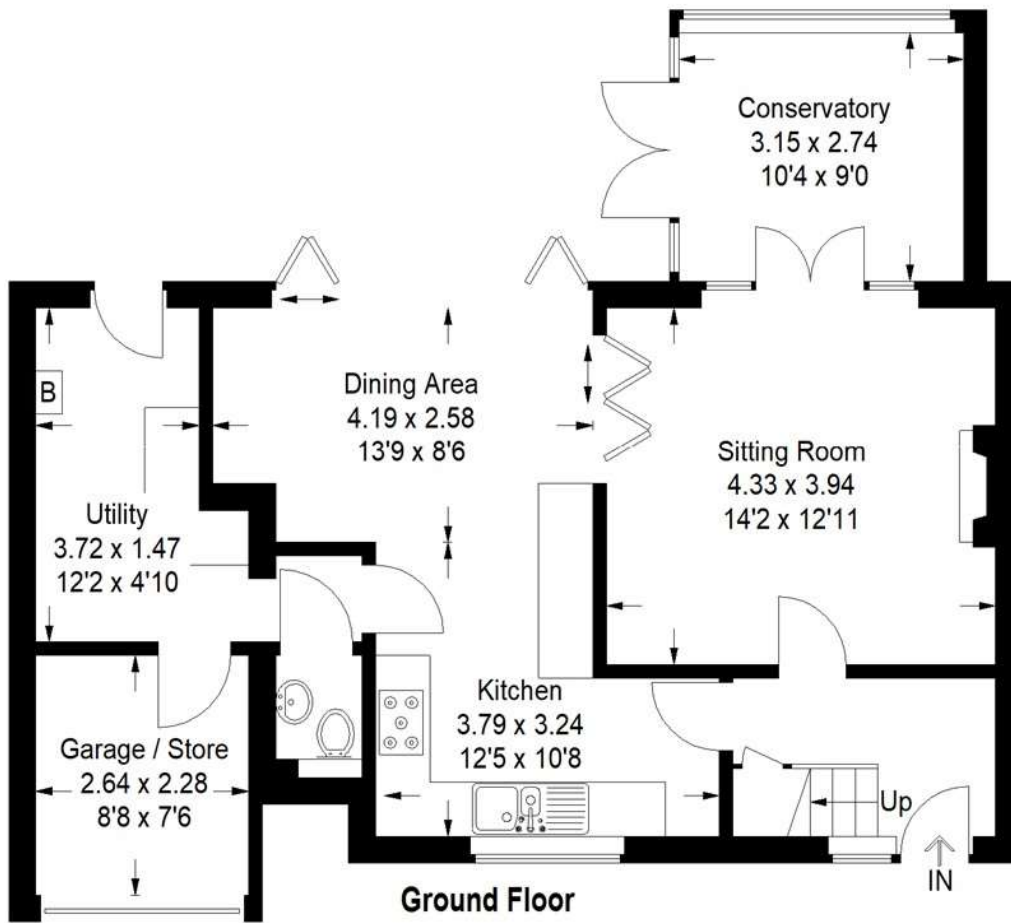
Cranleigh's busy village centre is just a 10-minute drive from the property, where the high street offers a variety of shopping, leisure and cultural amenities including two supermarkets, a butcher, a fishmonger, an M&S Food Hall, as well as a library and leisure centre. The village is also home to several excellent pubs and coffee shops with outside seating for an alfresco break.

The county town of Guildford is 5 miles away, with its quaint cobbled High Street and picturesque riverside scenes. Guildford offers excellent shopping with three covered shopping centres, restaurants, and recreational activities. The modern Spectrum Leisure Centre caters to those for enjoy sports, whilst the theatres and Odeon cinema provide great entertainment. There are regular train services to London Waterloo from Guildford, Godalming, and Farncombe. Road connections are excellent with easy access to the A3 which connects to the M25 at Wisley (Junction 10) making central London, Heathrow, and Gatwick airports quickly accessible



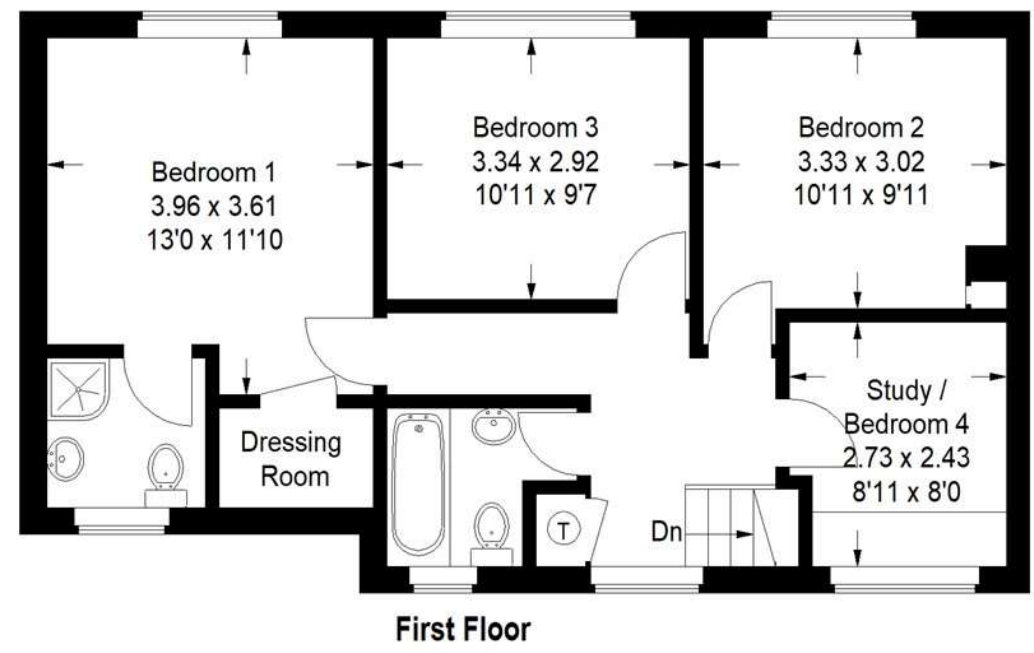


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Approximate Gross Internal Area
 Ground Floor = 73.3 sq m / 789 sq ft
 (Including Garage)
 First Floor = 59.6 sq m / 641 sq ft
 Total = 132.9 sq m / 1430 sq ft

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.



Cranleigh Sales 01483 347888
 cranleigh@chantriesandpewleys.com

Guildford Sales 01483 405222
 guildford@chantriesandpewleys.com

Merrow Sales 01483 347100
 merrow@chantriesandpewleys.com

Shalford Sales 01483 304344
 shalford@chantriesandpewleys.com

Lettings 01483 405222
 lettings@chantriesandpewleys.com

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 fittings, whether mentioned or not in these sales particulars, are excluded from the sale but may be available by separate negotiation.





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