



Hullmead  
Shamley Green, Surrey

 Chantries  
& Pewleys









# Property Description

Guide Price: £625,000

Welcome to 57 Hullmead, an exceptional four-bedroom detached home offering modern living in the highly desirable village of Shamley Green. Recently built and thoughtfully designed, this home combines contemporary elegance with spacious comfort, making it ideal for family living and entertaining.

Upon entering, you are greeted by a bright and inviting hallway that flows seamlessly into the stylish and well-equipped kitchen/breakfast room. Double doors from the kitchen lead into the heart of the home, a dual-aspect, open-plan sitting/dining room, where natural light floods the space through impressive bi-fold doors, creating a seamless transition to the private, landscaped garden—ideal for al fresco dining and summer gatherings.

Upstairs, three generously sized double bedrooms, each with its own luxurious en-suite bathroom, offers privacy and comfort for family and guests alike. Additionally, there is a well-proportioned single bedroom, ideal for use as a child's room, home office, or guest space. A convenient ground floor WC adds extra practicality to the home.

Situated at the end of a quiet cul-de-sac, this location offers both privacy and convenience. Nestled between Guildford and Cranleigh, Shamley Green is a charming village surrounded by beautiful countryside, providing miles of walking and horse-riding opportunities. The village features a recently enlarged general store/post office, a church, and two traditional pubs.

Nearby, Guildford boasts its iconic cobbled High Street, offering excellent shopping, dining, and entertainment options, including the Spectrum Leisure Centre, Surrey Sports Park, and venues like the Yvonne Arnaud Theatre and G-Live.

Shamley Green is well-served by local schools, including Wonersh & Shamley Green Primary School, making it an ideal choice for families. For commuters, Guildford's mainline station provides fast trains to London Waterloo, while the A3 offers easy access to the M25, Heathrow, Gatwick, and the south coast.

**Council tax band: F; EPC rating: B; Tenure: Freehold.**





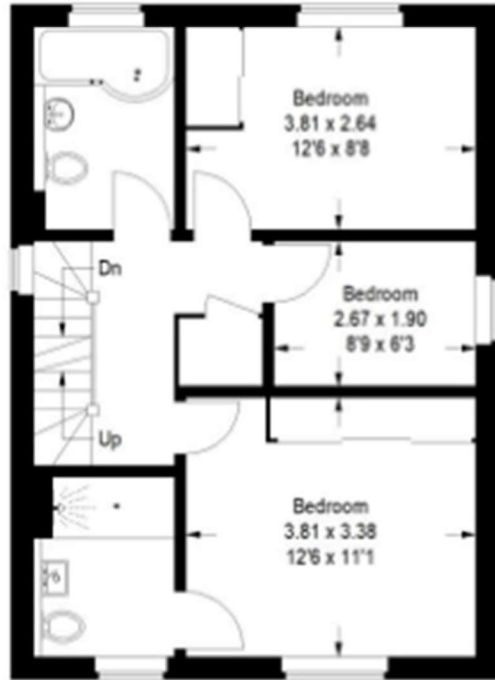


# Hullmead, Shamley Green GU5 0UF

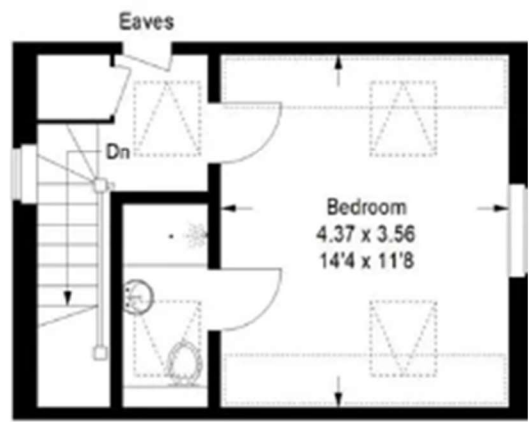
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as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



Ground Floor



First Floor



Second Floor

Approximate Gross Internal Area  
135.9 sq m / 1463 sq ft

☐ = Reduced headroom below 1.5 m / 5'0

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