



Hullmead
Shamley Green, Surrey

 Chantry
& Pewleys





Property Description

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 with decked terrace - ideal for al fresco dining and summer gatherings.

Upstairs, three generously sized double bedrooms with two offering their 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.

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.

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.

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

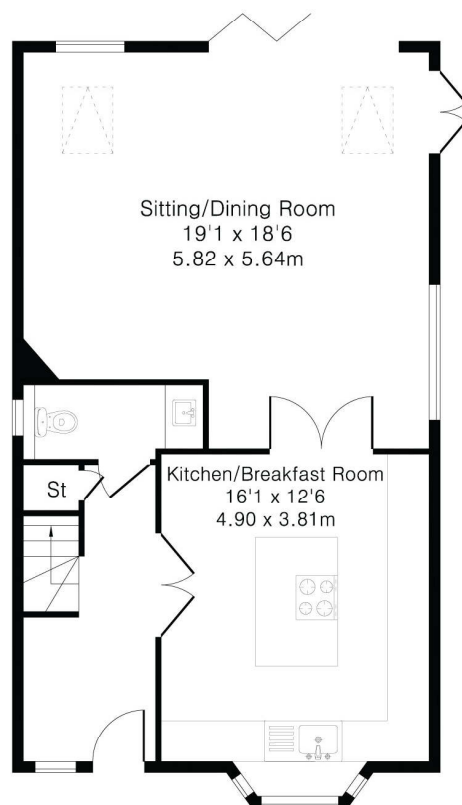


Approximate Gross Internal Area 1463 sq ft - 136 sq m

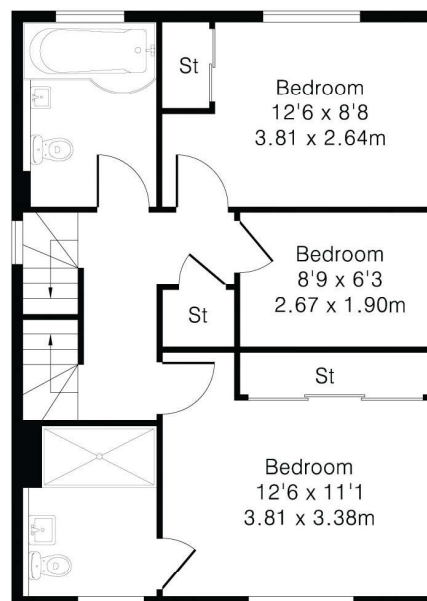
Ground Floor Area 656 sq ft – 61 sq m

First Floor Area 524 sq ft – 49 sq m

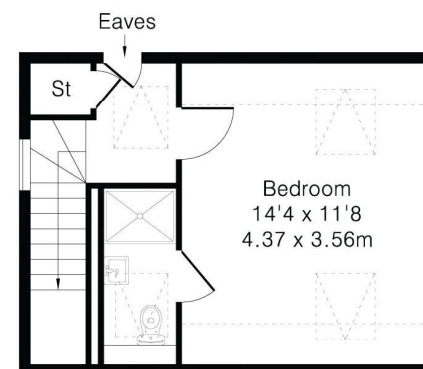
Second Floor Area 283 sq ft – 26 sq m



Ground Floor



First Floor



Second Floor

Cranleigh Office 01483 347888
cranleigh@chantriesandpewleys.com

Guildford Office 01483 405222
guildford@chantriesandpewleys.com

Merrow Office 01483 347100
merrow@chantriesandpewleys.com

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





Chantries & Pewleys

ESTATE AGENTS

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