



3 Nursery Hill  
Shamley Green, Surrey.

 Chantries  
& Pewleys













## Property Description

**Guide Price: £560,000**

3 Nursery Hill is a wonderful three-bedroom, semi-detached property situated in the much sought-after village of Shamley Green.

Located in the heart of the village and having been extended, this property provides spacious accommodation and is perfectly suited to family life. The entrance hallway enables access to an impressively sized sitting room. With its focal feature fireplace and generous proportions, the room allows for various seating arrangements. French doors lead out onto the garden and bathe the room in natural light. The family/dining/kitchen area also has French doors which open onto the garden. It is well-appointed and is an ideal layout for dining and entertaining. An adjacent utility room provides space for white goods and further handy storage. Upstairs, you will find three bedrooms and a family bathroom. A loft ladder provides access to the roof area, currently used as an office space.

Outside the gardens are laid to lawn with a lovely patio to the rear and two sheds. To the front, a gravelled driveway provides off-road parking for 2 cars.

Situated between Guildford and Cranleigh village in an Area of Outstanding Natural Beauty, Shamley Green is surrounded by miles of wonderful countryside, including the Surrey Hills and The South Downs Link, providing many walking, cycling and horse-riding opportunities. Shamley Green has facilities for everyday needs, including a recently enlarged general store/post office, hairdresser, coffee shop, a church and two public houses. Several excellent schools are in the vicinity, including Longacre and Wonersh and Shamley Green Primary, both within walking distance. The Cricket Green is just a stone's throw away from Nursery Hill,, as is Lords Hill Common which offers a charming children's play area.

The county town of Guildford is just 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 Spectrum Leisure Centre, two theatres and The Odeon cinema provide great entertainment.

**Council tax band: D; EPC rating: D; Tenure: freehold.**














# Nursery Hill, Shamley Green

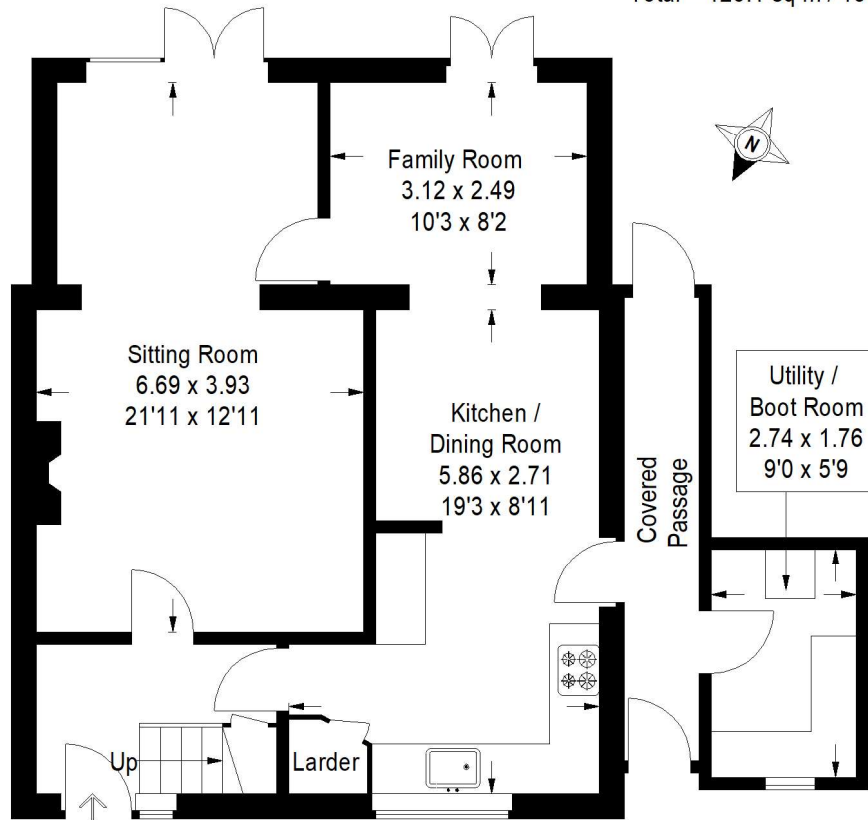
Approximate Gross Internal Area  
Ground Floor (Including Covered Passage)  
70.2 sq m / 756 sq ft

First Floor = 39.8 sq m / 428 sq ft

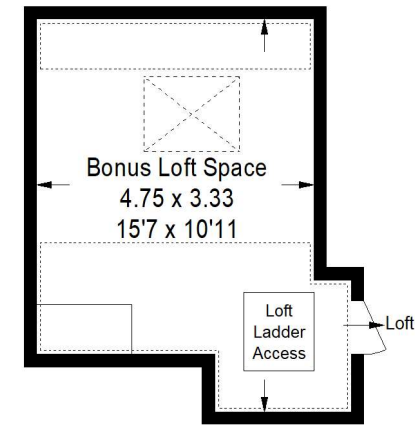
Second Floor = 15.1 sq m / 162 sq ft

Total = 125.1 sq m / 1346 sq ft

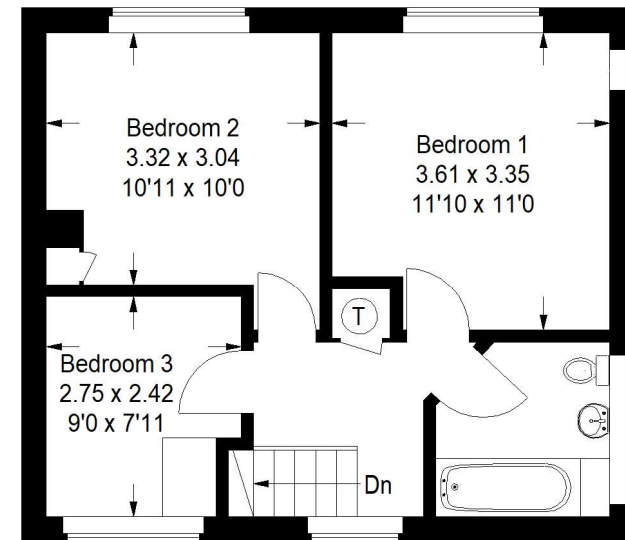
 = Reduced headroom below 1.5 m / 5'0"



**Ground Floor**



**Second Floor**



**First Floor**

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 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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