



**Kellam, Sweetwater Lane,
Shamley Green, Guildford, GU5 0UP**





Property Description

Guide Price: £625,000

A beautifully presented three-bedroom semi-detached cottage, offering light and spacious accommodation, set in this sought-after residential road, in the heart of the popular village of Shamley Green.

The front door opens into a lovely light hallway with a useful cloaks area, an understairs storage cupboard, a family bathroom/separate cloakroom, and stairs leading to the first floor. There is a door to the gorgeous sitting room which benefits from a lovely fireplace and window to the front. The sitting room leads to the dining area, a breakfast bar, and a well-fitted kitchen. This open-plan dining area has bifold doors that open onto the patio and provide a stunning outlook into the garden. The downstairs has wooden flooring throughout.

The first floor consists of three double bedrooms, one with fitted wardrobes whilst the other two enjoy views over the gardens. The current vendor has added a shower room and WC to the first floor.

Stepping into the garden, the lovely patio leads to a wisteria-clad archway through to the lawned area with an additional patio at the end of the garden. The double-length garage/workshop can also be accessed from the garden.

To the front of the property, there is hardstanding/ample parking and access to the front of the double length garage/workshop.

-  **Council tax band: E**
-  **EPC rating: E**
-  **Tenure: Freehold.**



The Area

Kellam is situated in the heart of Shamley Green, an archetypal English village surrounded by The Surrey Hills, an Area of Outstanding Natural Beauty. The village has a newly enlarged general store/post office, a cafe/restaurant, a church, and two popular public houses which offer excellent dining, and lies mid-way between Guildford and Cranleigh.

The large village of Cranleigh is just over four miles away and offers a very good range of convenience shopping including banks, cafes, specialty shops, a weekly market, and an M&S supermarket.

The county town of Guildford is 2 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.

Local schooling is excellent; there is a village nursery, pre-school, C of E Infant School, and a Montessori school, all of which come highly recommended. Many children are enrolled in the nearby independent Longacre School, which is tucked away behind the village green and a very popular choice for local families. St. Catherine's School and St. Catherine's Prep School in nearby Bramley are held in high regard, and Cranleigh School and Cranleigh Prep are other very popular choices.



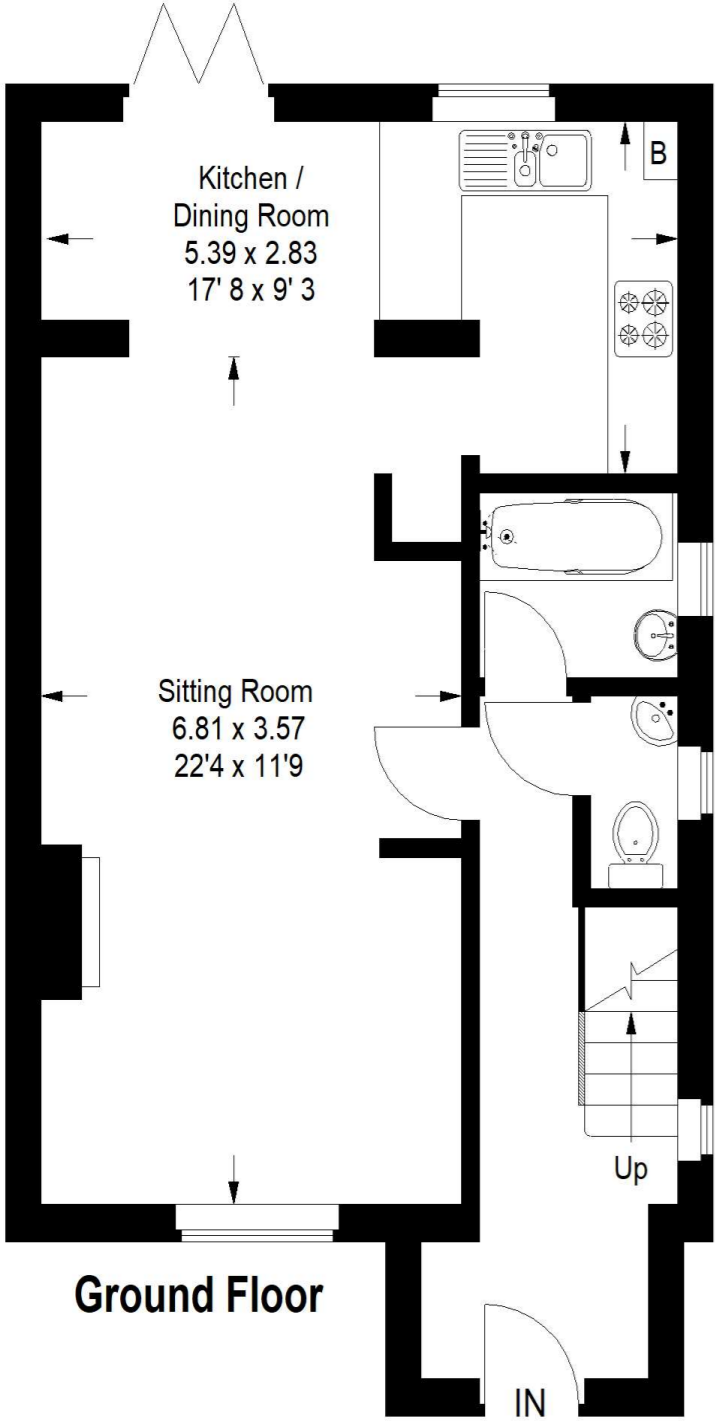




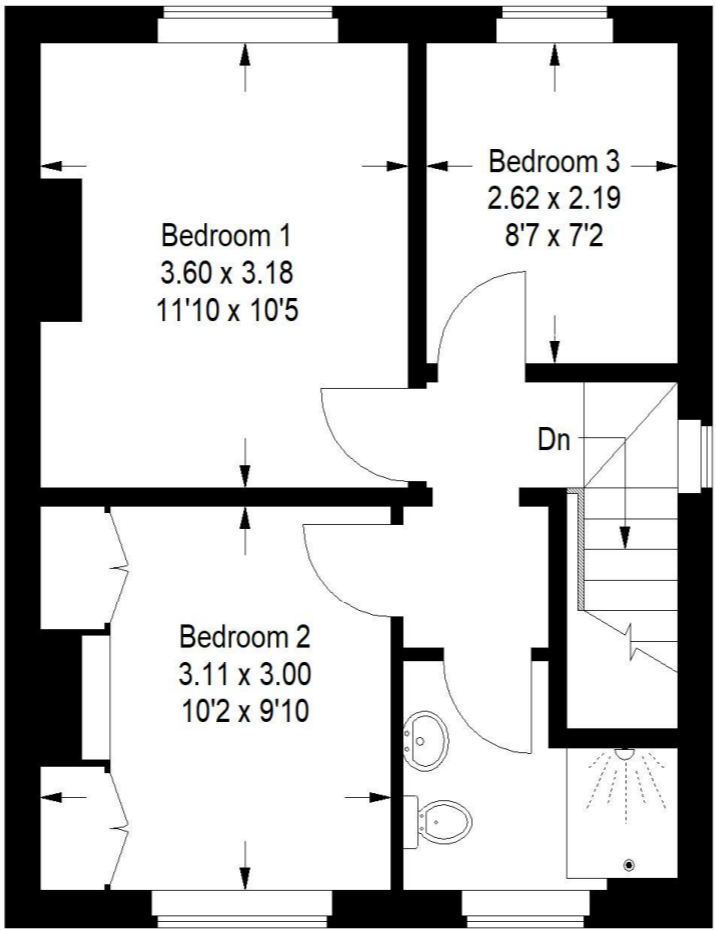
Sweetwater Lane, Shamley Green

Approximate Gross Internal Area =
 Ground Floor = 52 sq m / 560 sq ft
 First Floor = 37 sq m / 398 sq ft
 Garage / Workshop = 18.2 sq m / 196 sq ft
 Total = 107.2 sq m / 1154 sq ft

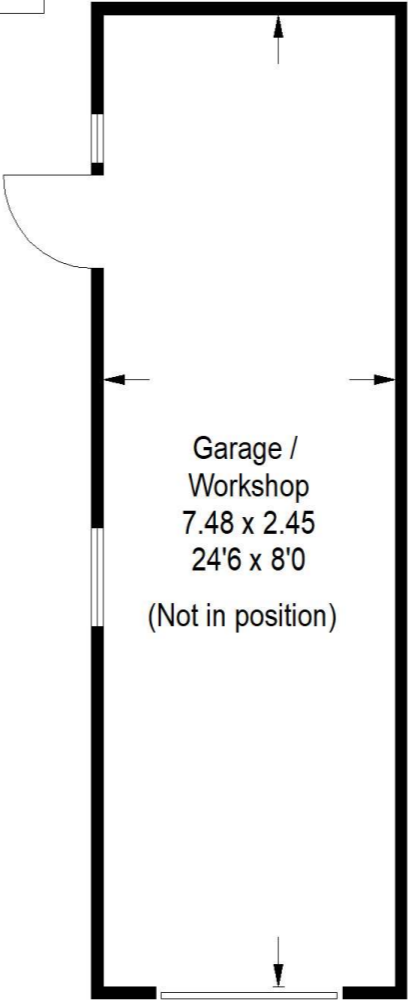
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Ground Floor



First Floor



Viewings strictly by appointment:

Chantries & Pewleys Shalford

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