



**Dukesmead, Willow Walk,
Shere, Surrey GU5 9HY
Price £1,475,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

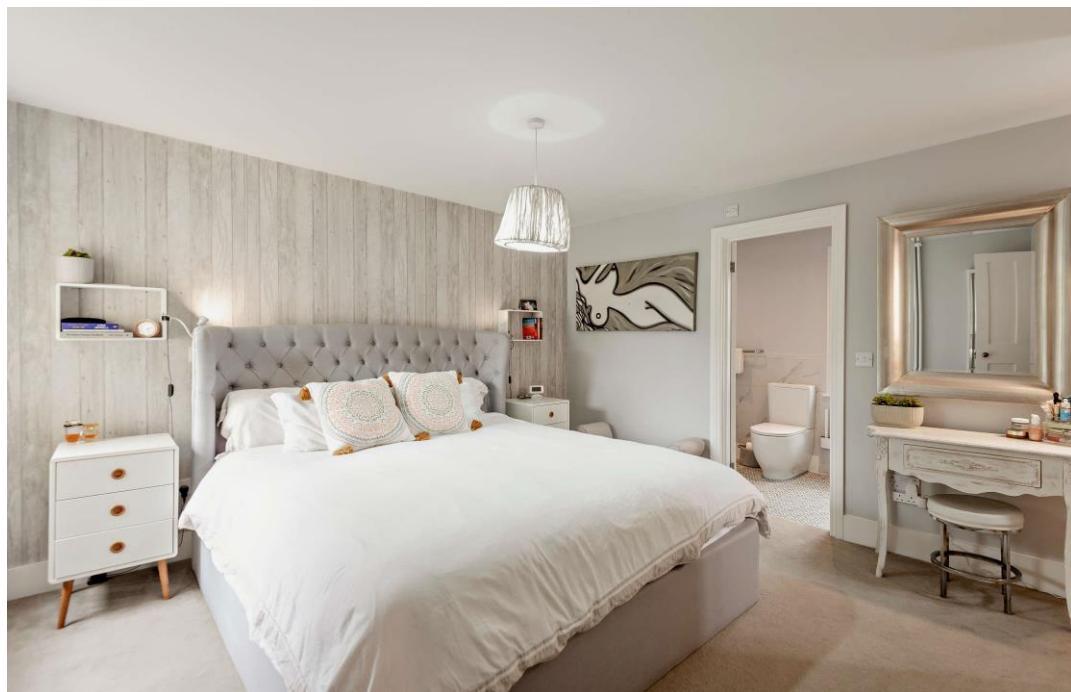
A spacious & superbly presented 4 double bedroom Victorian family home with many character features, set in a very quiet yet central location in the sought after village of Shere.

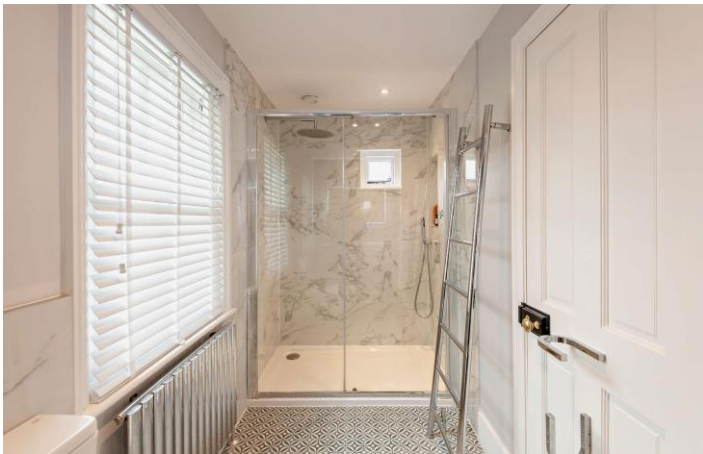
Ground floor accommodation comprises a 22ft dual aspect sitting room with a bay window overlooking the front garden, a feature fireplace with inset log burner & inset display area. Double doors lead through to a very spacious dining/family room with solid wood flooring, a display fireplace area & further double doors providing access to the rear garden. This is all open plan to a well fitted kitchen/breakfast room comprising an extensive range of low level & wall mounted units to include a breakfast bar, integrated appliances & skylights set into a vaulted ceiling. There are also storage cupboards & a wc accessed from the entrance hall on this level.

The 1st floor offers a principal bedroom with 2 sets of fitted wardrobes & a well fitted ensuite shower room with walk-in shower, wc & his & hers basins. There are 2 further double bedrooms & a family shower room with shower cubicle, wc & basin on this floor.

A further staircase leads up to the 2nd floor, which is all slightly set into the eaves with skylights & boasts a good size guest bedroom with fitted wardrobes & a well fitted bathroom with freestanding bath, walk-in shower, wc & basin.

Outside there is a parking area. The very private front garden is then mainly laid to lawn, with mature hedging, shrubs & flower borders with a paved patio area to the front & large shed to one side. This continues round to the rear garden, which is mainly paved with a large seating area adjoining a recently constructed office/cinema room (this was originally a garage accessed via the driveway on the neighbouring property, & could be converted back into that if required). There are then 2 steps up to an area laid to lawn & a shed. Situated in a private, very desirable road, within a short stroll of all the facilities this special village offers. No onward chain. Must be seen !





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





SITUATION

Located in a very quiet cul-de-sac within central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, a high end restaurant, cafes (including one serving cocktails on a Friday evening), schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), occasional cinema nights (in the village hall) as well as superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).

DIRECTIONS

From our office in Shere continue along Middle Street away from the A25, turning right immediately after the stream & before the White Horse pub into Lower Street. Turn second left (just before the ford) into Willow Walk where you will find Dukesmead almost at the end, on your left.







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

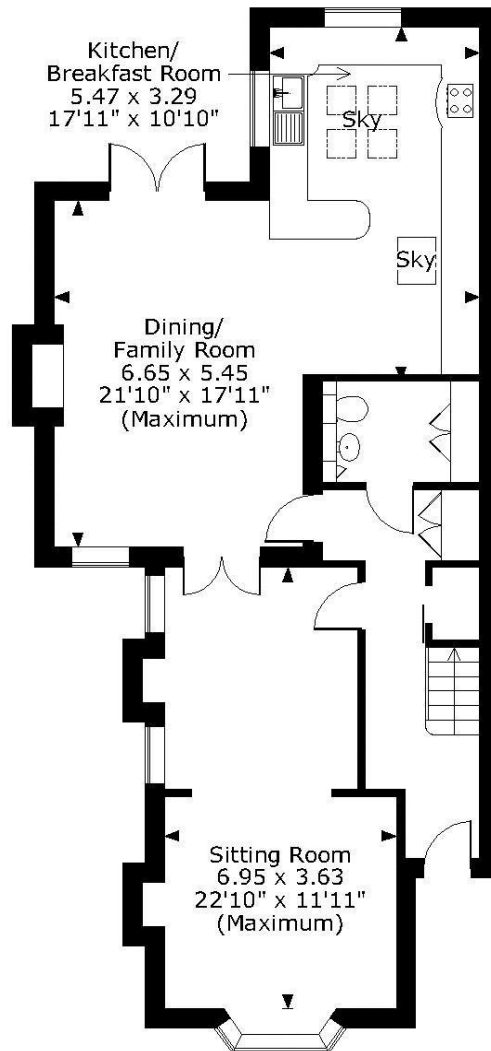
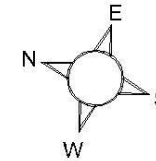
**Council Tax : Guildford Borough Council - Band G –
£4360.24 per annum (2026-27)**

All Mains Services

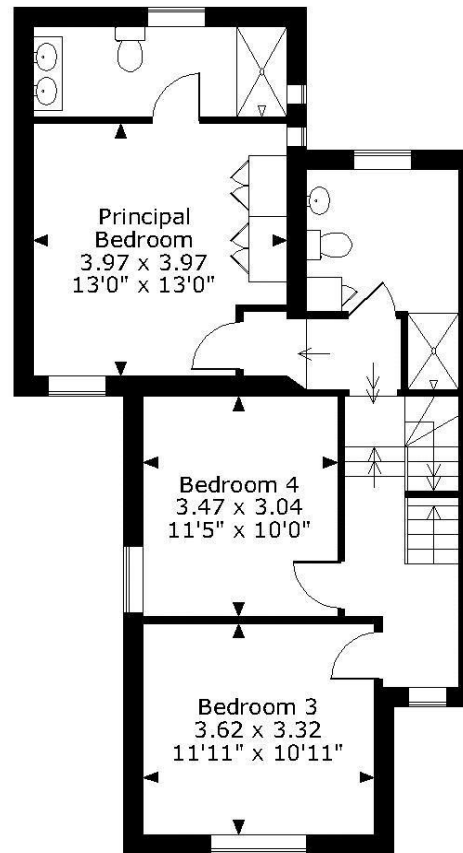
**Private road - every few years a contribution of circa £50 - £100
is made towards road maintenance**

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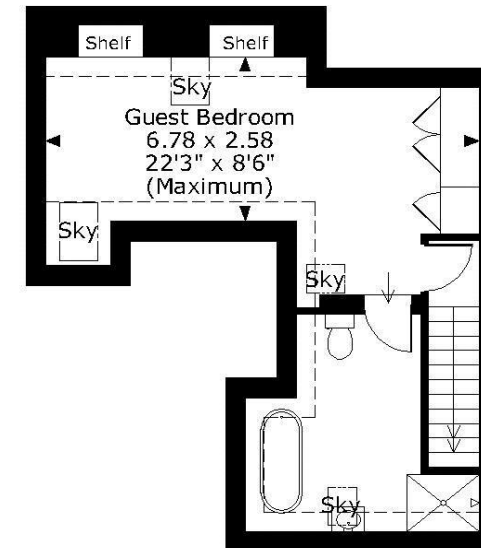
Approximate Gross Internal Area
Ground Floor = 852 Sq Ft/79 Sq M
First Floor = 680 Sq Ft/63 Sq M
Second Floor = 280 Sq Ft/26 Sq M
Office/Cinema Room = 133 Sq Ft/12 Sq M
Total = 1945 Sq Ft/181 Sq M
Shed = 70 Sq Ft/7 Sq M



GROUND FLOOR

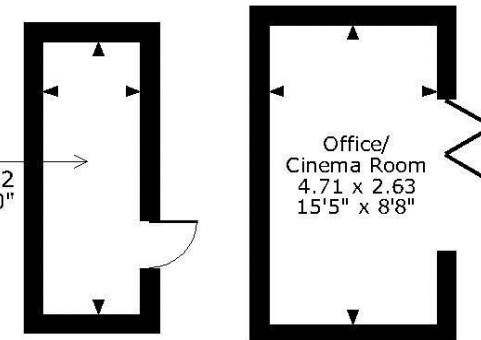


FIRST FLOOR



SECOND FLOOR

Shed
4.29 x 1.52
14'1" x 5'0"



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

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