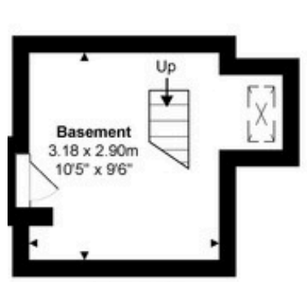
PARTRIDGE COTTAGE

Shamley Green



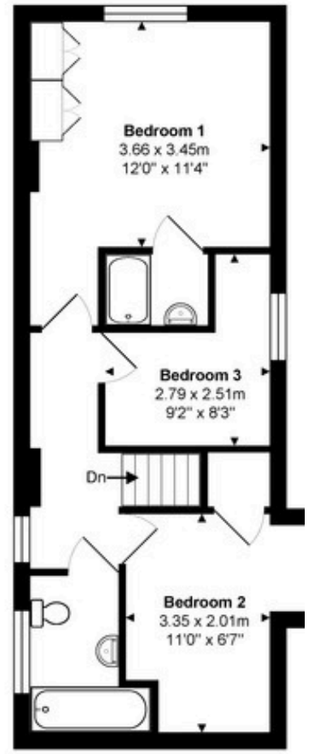




Basement
Gross Internal Area 10.5 m² ... 113 ft²



Ground Floor
Approx. Gross Internal Area 52.8 m² ... 568 ft²



First Floor
Approx. Gross Internal Area 36.0 m² ...

All measurements are approximate and for display purposes only. Not to scale.

AT A GLANCE

- Three bedrooms
- Large living and dining room
- Separate kitchen/breakfast room
- Two bathrooms
- Ground-floor cloakroom
- Ground-floor cloakroom
- Garage
- Off-road parking
- Lords Hill Common hamlet setting
- Vacant possession

Tenure: Freehold. Council Tax Band: E. EPC: D

FROM THE AGENT

"The living and dining room is the space that defines the house. Its size gives you two clear areas for sitting and eating, while the separate kitchen/breakfast room keeps the ground floor from becoming one completely open space."

Andy

Andy Moran
Director









RECEPTION ROOMS & CELLAR

The main living space is the defining room on the ground floor. The lounge opens into the dining area, creating two clear zones within one connected space. The sitting area occupies the larger part of the room, with the dining area positioned beyond, allowing both uses to sit comfortably alongside one another. A bay window is a notable feature of the lounge and adds interest to the main reception space.

A staircase from the main living area leads down to the cellar. Measuring approximately 10'5" x 9'6", this is useful additional space beyond the principal accommodation and gives the house an extra level of practical storage.



THE KITCHEN

The kitchen/breakfast room is separate from the main living and dining space. It combines the working kitchen with room for informal dining, giving the house somewhere for everyday meals while retaining the larger dining area for a different purpose. A cloakroom completes the ground-floor arrangement.





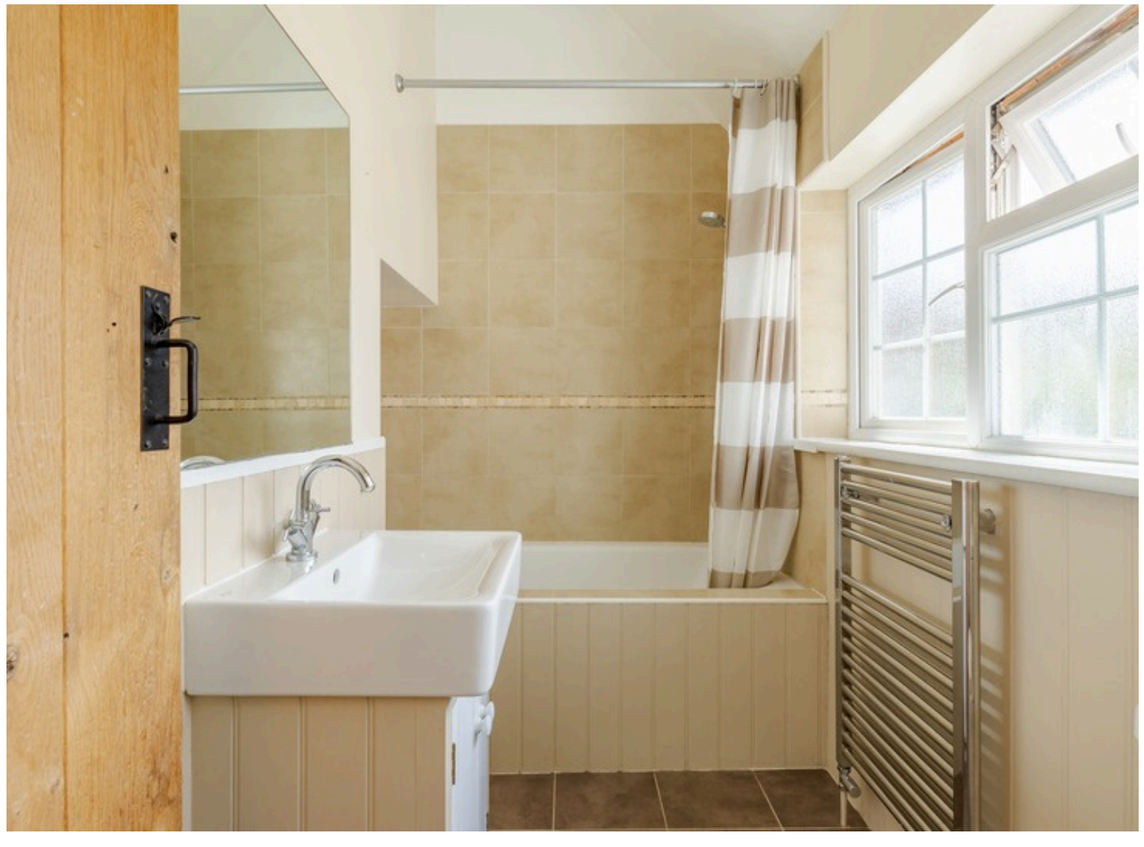
BEDROOMS & BATHROOMS

There are three bedrooms on the first floor. Bedroom one is the largest, measuring approximately 12'0" x 11'4", with built-in storage shown on the floorplan.

Bedrooms two and three provide the remaining accommodation. The floor is served by two separate bathrooms, giving the bedroom arrangement more flexibility than might initially be expected from a three-bedroom cottage.







GARDEN & SETTING

Partridge Cottage sits in Lords Hill Common, a small hamlet close to the larger village of Shamley Green and within the Surrey Hills. It is a location that offers a more tucked-away setting while retaining access to Shamley Green nearby. Parking and a garage are also important practical advantages. The property is being offered with vacant possession.

To the rear is a small courtyard garden finished with artificial grass, providing a simple outside space with minimal upkeep. The property also has off-road parking and a garage, adding useful storage and practicality.











Chantries & Pewleys

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