



**The Cottage, The Square,
Shere, Surrey GU5 9HG
Price £925,000 Freehold**

TERRA COTTA

Independent Estate Agents

PROPERTY DESCRIPTION

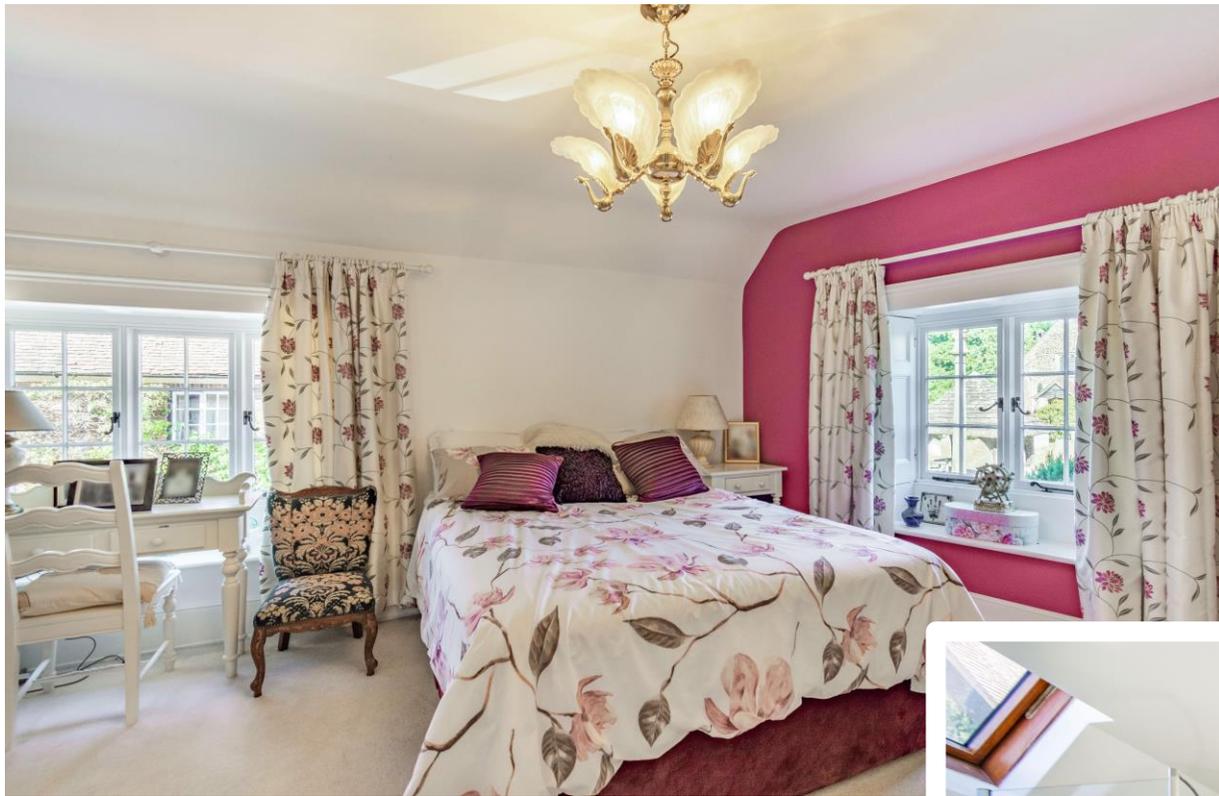
A well presented 2-3 bed semi-detached character cottage with a car port, off-street parking & a good size garden set in a quiet yet central location in the heart of this most sought after village. Ground floor accommodation comprises a good size sitting room with feature open fireplace, beamed ceiling, a solid oak floor, bay window overlooking The Square, door to wc & basin & a further door leading down to the cellar. This leads through to the family area with space for sofa/TV etc. which is open plan to a good size kitchen/breakfast room with an extensive range of units, further beams, space for large table & chairs, door to side passage & rear garden, a skylight & a walk-in pantry/utility area. The first floor offers a very large dual aspect bedroom with a built in wardrobe & lovely views over the church & village, a 2nd double bedroom with fitted double wardrobe & a window overlooking the rear garden & a great size bathroom with freestanding bath, separate walk-in wet room style shower, wc, basin & skylight. A narrow staircase leads up to the second floor, which offers a further room with limited head height & window (suitable for younger children as a bedroom or as a store room). Outside the property benefits from a patio to the rear, then a garden (with newly laid astro turf) leads to an area with table & chairs & a shed. Steps then lead up to a detached car port & off-street parking (accessed via the track opposite the William Bray pub). A fantastic opportunity to secure a desirable, central village grade II listed property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	75
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England, Scotland & Wales			



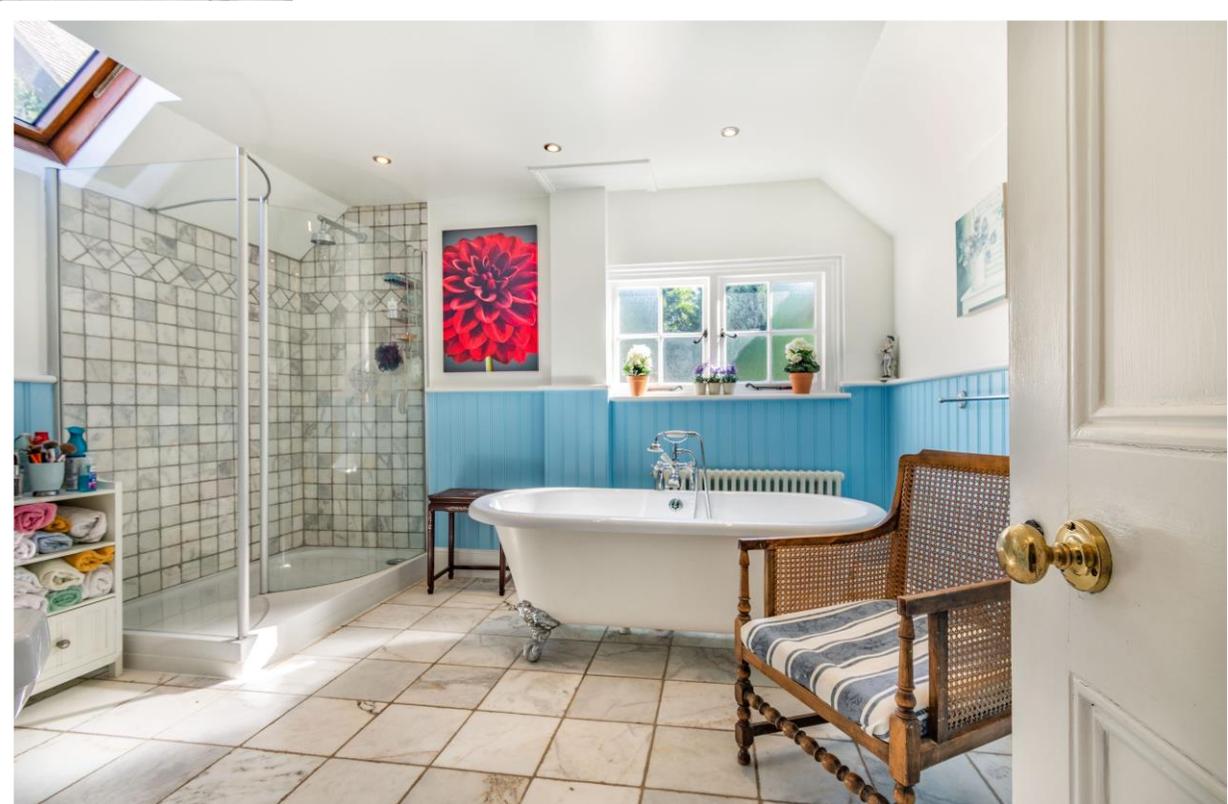


SITUATION

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, restaurant, cafes, schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), 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, proceed away from the A25, over the small bridge & stream, turning left opposite the 1st pub into The Square, where you will find The Cottage on your right, (the last of the white terraced houses), just before the church on your left.





Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
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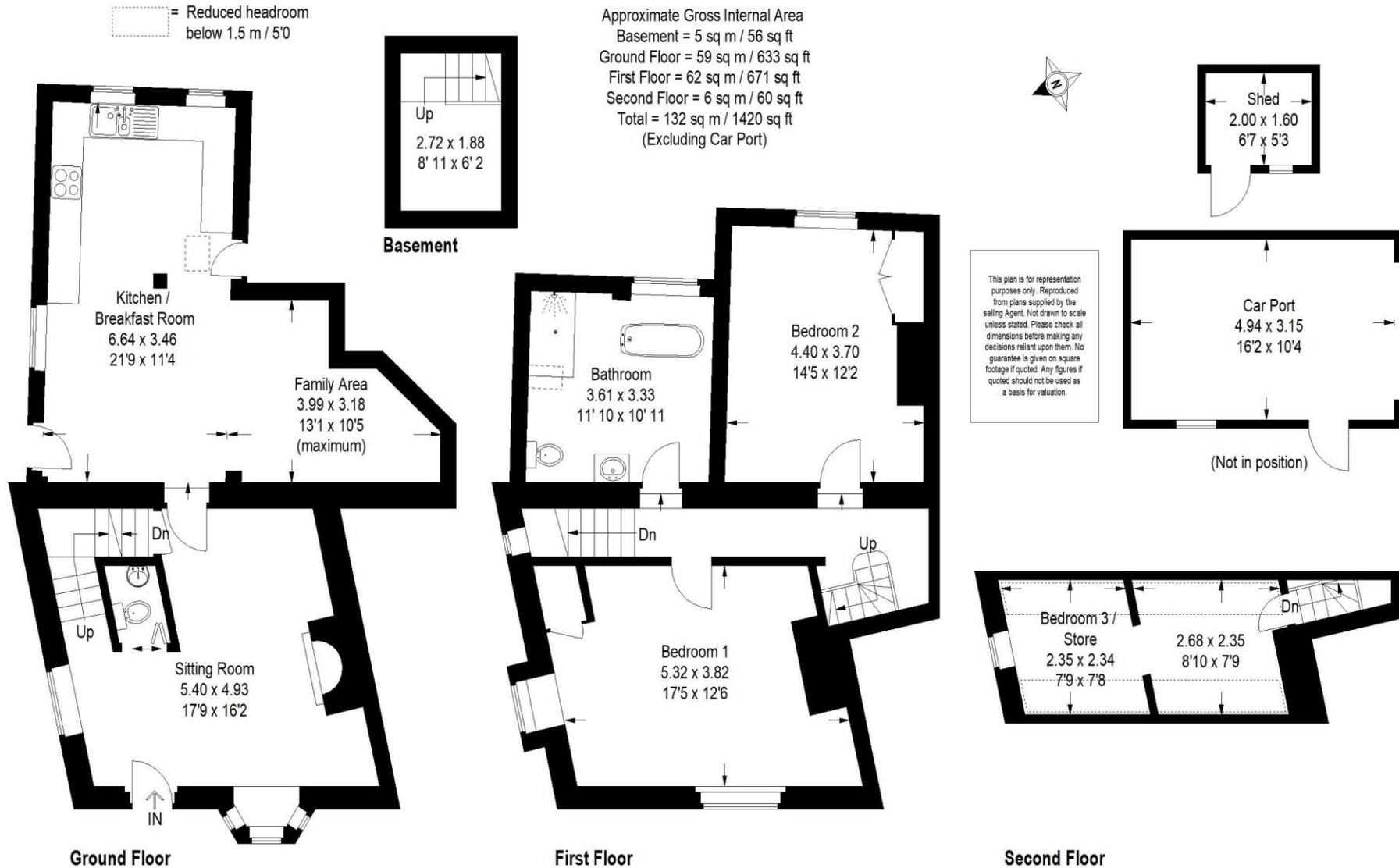
Opening Hours

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

**Council Tax : Guildford Borough Council - Band G –
£3,975.76 per annum (2025-26)**

All Mains Services

The Cottage, The Square, Shere, Surrey GU5 9HG



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