



**Pantrys, The Square,
Shere, Surrey GU5 9HG
Price OIEO £1,200,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A stunning & immaculately presented 4 bedroom grade II listed village home dating back to 1625, offering many character features as well as a pretty cottage garden with decked area overhanging the village stream.

Ground floor accommodation comprises a good size dual aspect sitting room with an original inglenook fireplace, exposed stone work, log burner & beamed ceiling. Original floor to ceiling beams & a couple of steps separate this from a snug, which offers fitted low level storage with shelving & provides access to a cloakroom/utility cupboard. A door leads through to a handmade kitchen with solid granite work surfaces, a double oven range cooker with extractor, integrated appliances, a solid oak floor & extensive storage. A large arch continues through to a dining room with space for 10 people, table & chairs & with double doors that open out onto the rear garden for great indoor-outdoor flow.

The first floor offers a large dual aspect principal bedroom with an extensive range of fitted wardrobes, including a walk-in area & internal lighting, & views over Shere Square. There is also a second double bedroom with fitted wardrobes & expansive countryside views, a single bedroom or study with a feature fireplace & storage cupboard, & a well fitted bathroom with bath, wall mounted shower, shower screen, WC & a basin set into a vanity unit.

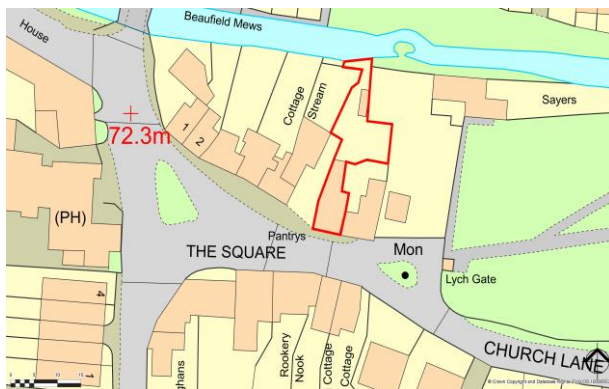
A staircase leads up to the second floor which boasts a further double bedroom set slightly into the eaves, with exposed beams and two large eaves storage cupboards.

To the front of the property there are mature shrubs & flowers either side of the front door, including extensive lavender bushes and wisteria vines.

An attractive gravel pathway & gate leads through to the rear of the property, where there is a good sized lit courtyard garden with ample space for table & chairs, a built-in BBQ, and an oak built studio/shed with electricity, 2 doors & windows at either end. A path leads through to a magical decked area with seating alongside the River Tillingbourne. The garden (featured in Shere Open Gardens most years) has been professionally landscaped, offers sunlight in various areas throughout the day & also benefits from its own broadband connection. There is no official parking with the property, but it's normally possible to park right outside the house, or a few metres away by the side of the church. Free parking (application needed) is also guaranteed in the village car park just beyond the Co-op. The property has been recently & lovingly restored, and its prime location in the heart of the village (yet far enough away to be quiet) offers exceptionally easy access to the extensive facilities Shere village offers. Must be seen!

VIEW OF VILLAGE SQUARE FROM PROPERTY







SITUATION

Situated in a very quiet yet central location within this sought after Surrey Hills village. Within a short walk are local shops, two pubs, a 2 AA Rosettes restaurant, cafes (including one serving cocktails on a Friday evening), schools, a post office, museum, church & the doctors surgery. There is also a 15m outdoor swimming pool for the use of local residents only, cinema nights in the village hall, superb walks, bike rides and bridleways. Shere provides easy access to the A25, Gomshall station (1 mile), Guildford (6 miles), Dorking (6 miles) & Cranleigh (8 miles).

DIRECTIONS

From our offices 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 Pantrys on your left, just after Hilly's Cafe & before the church.







Terra Cotta (Estate Agents) Ltd

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

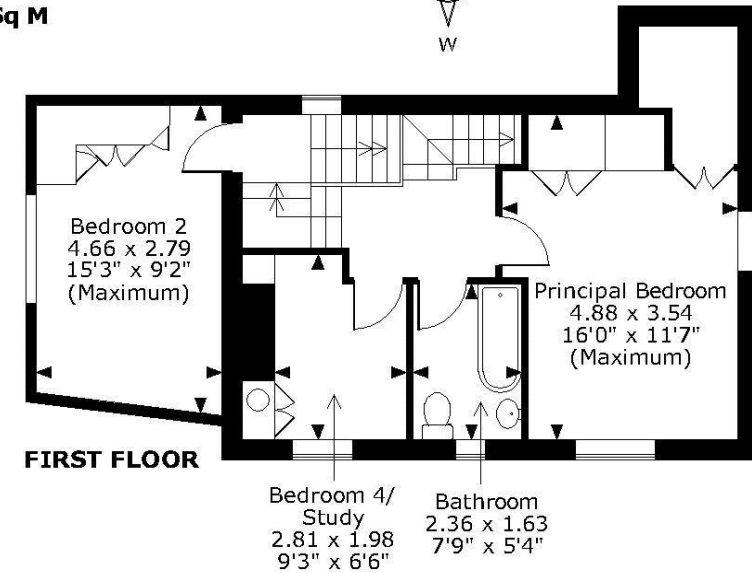
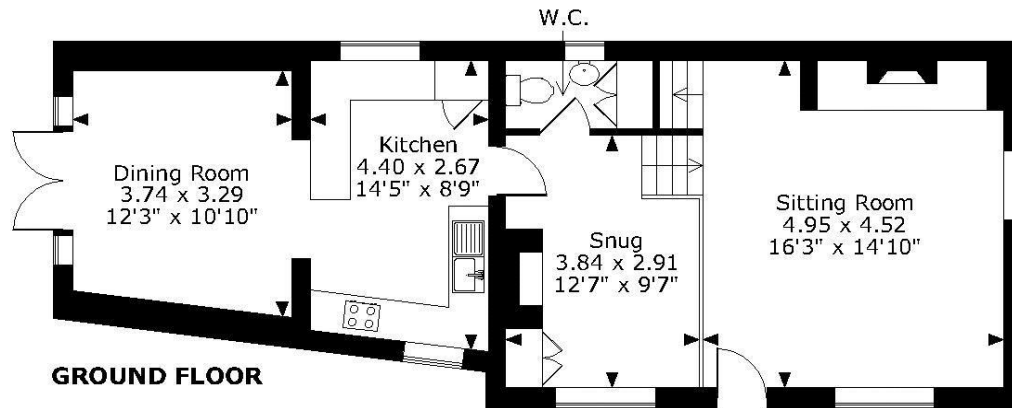
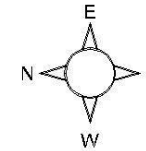
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

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

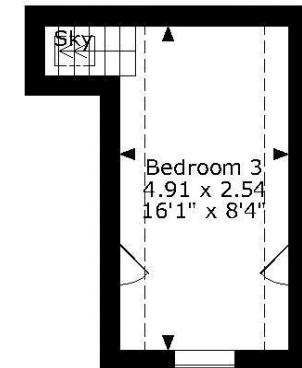
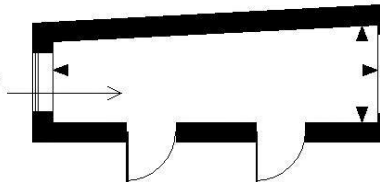
All Mains Services

Pantrys, The Square, Shere, Surrey GU5 9HG

Approximate Gross Internal Area
Ground Floor = 667 Sq Ft/62 Sq M
First Floor = 567 Sq Ft/53 Sq M
Second Floor = 95 Sq Ft/9 Sq M
Studio/Shed = 71 Sq Ft/7 Sq M
Total = 1400 Sq Ft/131 Sq M



Studio/Shed
4.88 x 1.47
16'0" x 4'10"
(Maximum)



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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