

Stroud Common Cottage Stroud Common, S[illegible]y

£1,250,000

ROGER COUPE
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Est.1991







Stroud Common Cottage Stroud Common

Shamley Green, Guildford

- Beautiful detached character home
- Four double bedrooms
- Two bathrooms
- Four reception rooms
- Highly sought- after Surrey village
- South facing gardens of approx 0.3 acre
- No onward chain

Situated on the semi rural outskirts this beautiful village set at the foot of the Surrey Hills. It has a central cricket green, two pubs, a well regarded general store and post office, cafe, church, nursery, pre-school. A further selection of well regarded private and state schools are within easy reach. Cranleigh and Guildford are both a short journey from the village and offer an excellent mix of shopping, eating and leisure facilities. Guildford has good transport links including a mainline train station with regular services to London and motorway connections via the A3.

Council Tax band: G

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

Stroud Common Cottage, Stroud Common

Shamley Green, Guildford

A beautiful and individual detached character home, situated on the semi-rural outskirts of this popular Surrey village. Dating back to the 17th century, the property has been thoughtfully extended and updated over the years, creating generous and adaptable accommodation arranged over two floors while retaining much of its original character. A spacious entrance porch leads into the dining room, which features an attractive inglenook fireplace and opens into a superb refitted kitchen. This bright, triple-aspect room has a comprehensive range of units, extensive Caesarstone worktops and a gas AGA, with double doors opening directly onto the garden. The ground floor also includes a family room with adjoining utility room and a generous double-aspect drawing room with a further inglenook fireplace. A study and cloakroom complete the ground-floor accommodation. Upstairs, the principal bedroom has a range of fitted wardrobes and a modern refitted en-suite bathroom with both a bath and separate shower. There are three further double bedrooms, together with a modern refitted family bathroom, again with a bath and separate shower. The property is approached via a gravel driveway across the common, providing ample parking. A second driveway leads to a detached double garage/workshop with its own power supply. To the rear, the gardens enjoy a sunny southerly aspect and a high degree of privacy. A generous paved terrace leads onto extensive lawns bordered by established planting, creating an attractive and secluded setting, in all the grounds extend to approx 0.3 acre. There are also several timber garden stores with power. This is a distinctive and welcoming family home, combining period character with well-considered modern updates

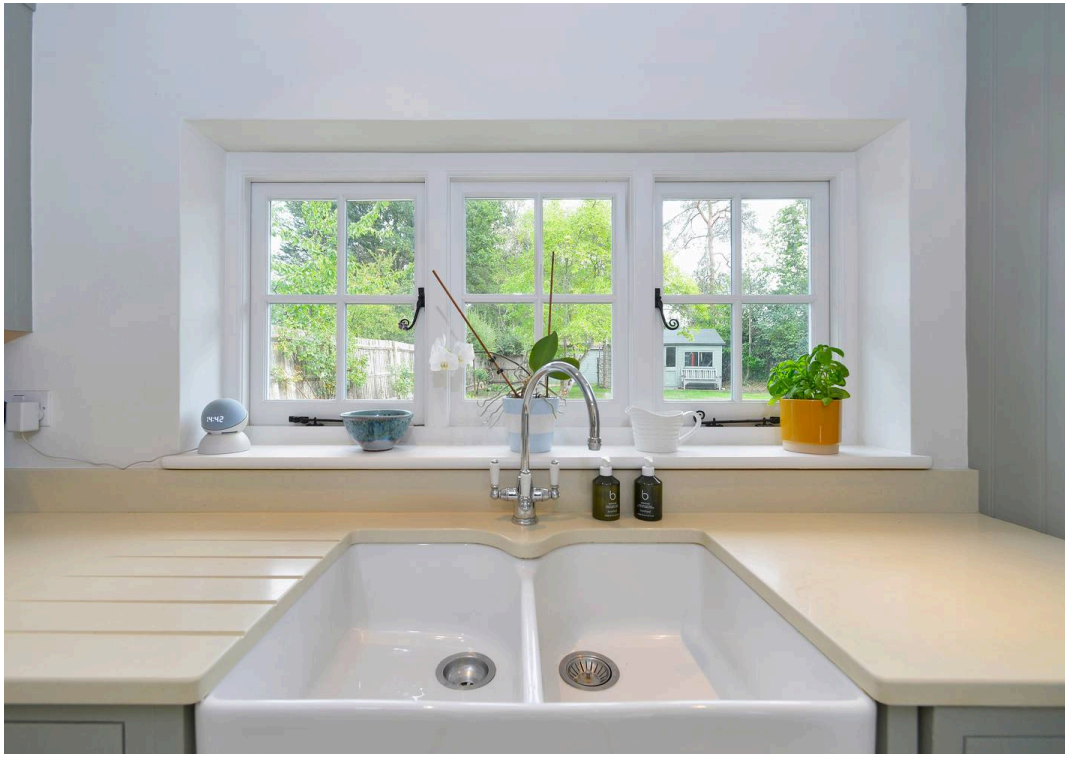










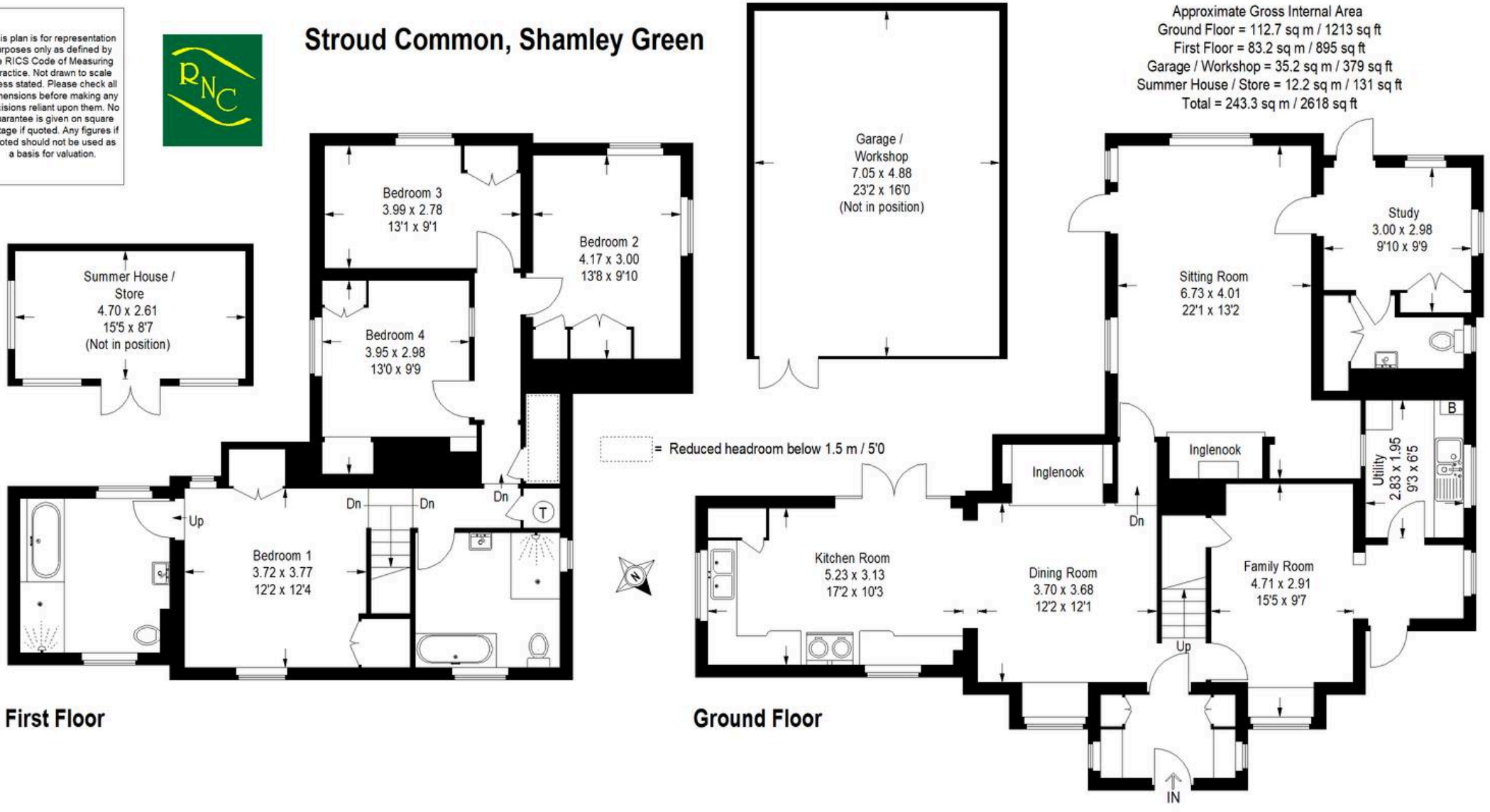




This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

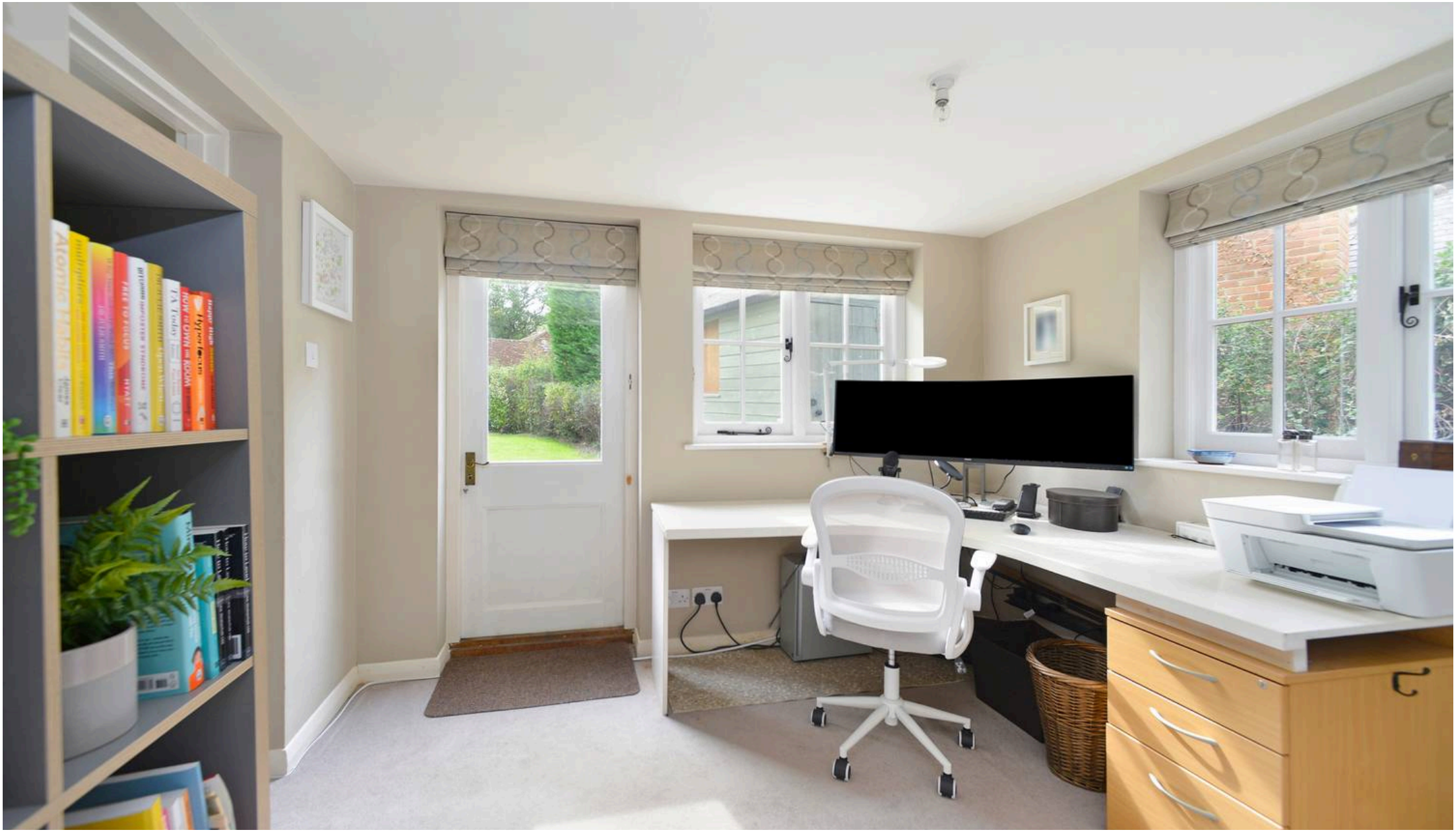
Stroud Common, Shamley Green

Approximate Gross Internal Area
Ground Floor = 112.7 sq m / 1213 sq ft
First Floor = 83.2 sq m / 895 sq ft
Garage / Workshop = 35.2 sq m / 379 sq ft
Summer House / Store = 12.2 sq m / 131 sq ft
Total = 243.3 sq m / 2618 sq ft



First Floor

Ground Floor



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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.