



**1 Wellers Court,
Shere, Surrey GU5 9JU
Price £999,950 Freehold**

TERRA COTTA

Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & superbly refurbished 2 double bedroom, 2 bathroom house with (subject to the relevant alterations & planning permissions) a possible 3rd bedroom & bathroom in the loft, currently in situ but accessed via a ladder). There is also a garage (with direct access from the garden), private parking & a good size garden leading down to the local stream located in a quiet, tucked away location in the heart of Shere village.

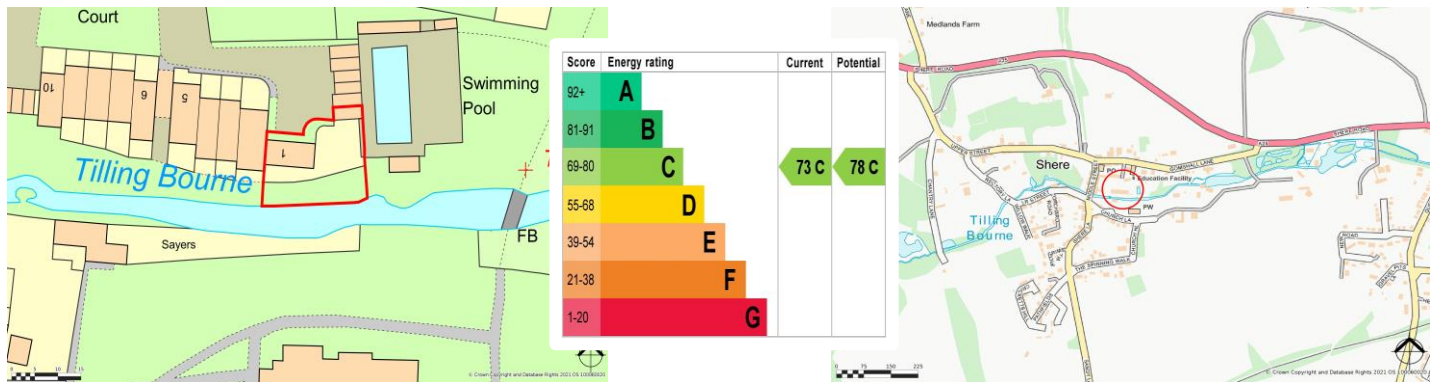
Ground floor accommodation comprises an entrance hall with understairs cupboard, a large dual aspect reception room with sitting & dining areas, feature gas fireplace & double doors leading to extensive paved patio overlooking the stream, recently fitted Aspect kitchen/breakfast room with slimline dishwasher & washer/dryer & a downstairs wc.

The first floor offers a large dual aspect master bedroom with views to the front & side, extensive wardrobes & refitted ensuite bathroom (with jacuzzi bath & hand held shower), a 2nd dual aspect double bedroom with extensive wardrobes & refitted ensuite shower room.

The loft which is accessed via a loft hatch & loft ladder from the landing is fully carpeted with velux windows & a further bathroom with bath & wall mounted shower.

Outside the rear west facing patio leads to a good size lawned garden to the side of the property (both lead down to the stream), which provides access to a garage (with power & light). There is also an attractive communal lawned area & off-street parking within the development. Located in the highly desirable Surrey Hills village of Shere, within a short walk of the numerous local shops & amenities.







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, proceed away from the stream towards the A25. Turn right at the T-junction onto Gomshall Lane, turning right after 50 yards (just before Shere infants school) into Forrest Place, park in the visitors parking bay to your right, then continue towards Wellers Court, follow the road round to the left, where you will find No. 1 at the end on your right.





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

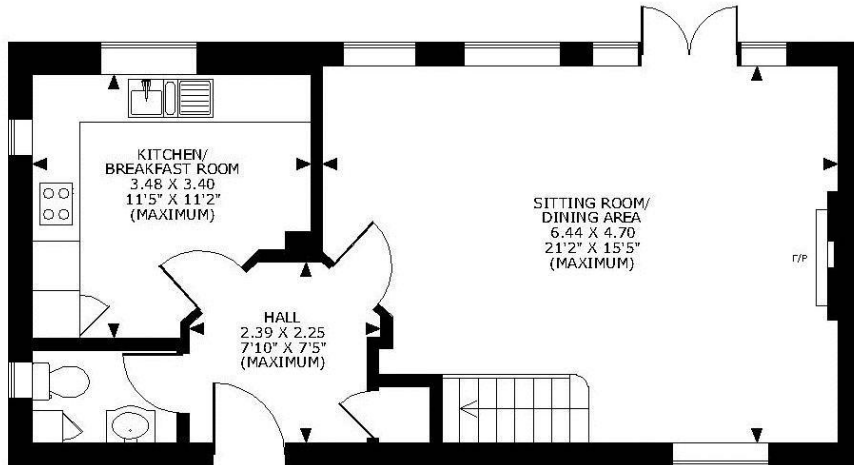
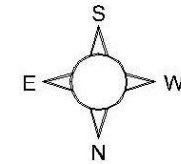
**Council Tax - Guildford Borough Council –
Band F - £3778.87 per annum (2026-27)**

**Service Charge £30 pcm
(to cover maintenance of the road, communal garden etc.)**

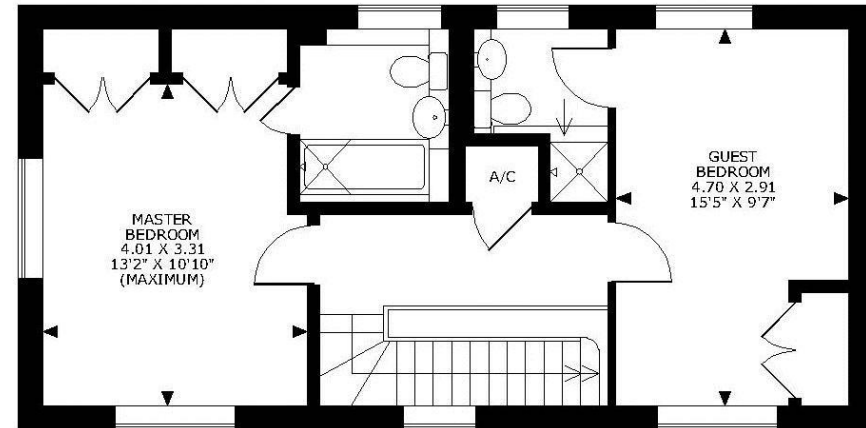
All Mains Services

1 Wellers Court, Shere, Surrey GU5 9JU

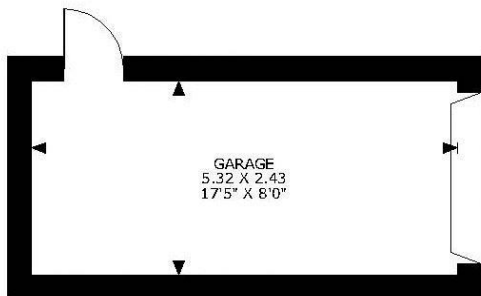
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 506 SQ FT/47 SQ M
FIRST FLOOR = 481 SQ FT/45 SQ M
SECOND FLOOR = 146 SQ FT/14 SQ M
TOTAL = 1133 SQ FT/106 SQ M
GARAGE = 139 SQ FT/13 SQ M



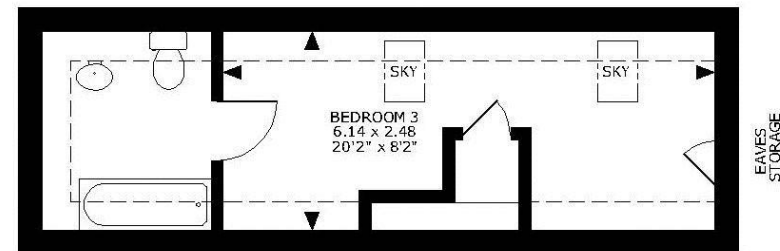
GROUND FLOOR



FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION



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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