

1 FLANDERS COTTAGES

Shamley Green



Chantries
& Pewleys

ESTATE AGENTS



Approximate Gross Internal Area 1047 sq ft - 97 sq m

Ground Floor Area 618 sq ft – 57 sq m

First Floor Area 429 sq ft – 40 sq m



Ground Floor

First Floor

AT A GLANCE



- Three bedrooms
- Large rear garden
- Open outlook over fields
- Sitting/dining room
- Bathroom
- Driveway parking
- Double-glazed
- Requiring modernisation
- Potential to extend (stpp)
- Backing onto woodland

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

As soon as you walk through the house, the outlook at the rear immediately catches your attention. The garden stretches a long way back and beyond that the view opens out to woodland and surrounding countryside, which gives the property a far more open feel than its semi-detached position might suggest.

The house itself has clearly been cared for over the years and now offers an excellent opportunity for a new owner to update and adapt it to suit modern living. The ground floor already provides a generous living and dining room running through the house, and the size of the garden creates obvious potential for extension if someone wanted to reconfigure the kitchen or add additional living space in the future. A sitting/dining room runs the depth of the house, creating a large main living area with space for both seating and a family dining table. Windows at the front and sliding doors at the rear bring light through the room while also connecting the space directly with the garden. The kitchen offers space for a breakfast table and offers clear potential for redesign or extension depending on a future owners needs.

Upstairs are three bedrooms arranged around the central landing. The principal bedroom is positioned at the back of the house with views over the rear garden and woodland beyond, while the two further bedrooms offer good natural light and pleasant outlooks.
Garden

One of the defining features of the property is the rear garden. It extends a considerable distance behind the house with lawn, established planting and a paved terrace immediately outside the rear doors. At the far end the garden backs onto woodland, creating a quiet and private outlook. The width of the plot also presents strong potential for extension, subject to the necessary planning permissions. At the front of the house a driveway provides parking for two to three vehicles alongside a small front garden.

Shamley Green is one of Surrey's most attractive villages, with its village green, local shops and cafe, and two pubs, and has a strong community feel. The primary school is a short walk away and the surrounding countryside offers miles of footpaths and bridleways, ideal for walking and cycling.



 **Chantries & Pewleys**

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