# SWEETWATER LANE

Shamley Green



Chantries & Pewleys
ESTATE AGENTS



# AT A GLANCE

Four/five bedroom detached home

Large open-plan kitchen, dining and family room

Separate double-aspect sitting room

Study/bedroom with en-suite shower

Utility room and ground-floor shower room

Established rear garden with broad decked terrace

Generous driveway parking and detached double garage

Private setting

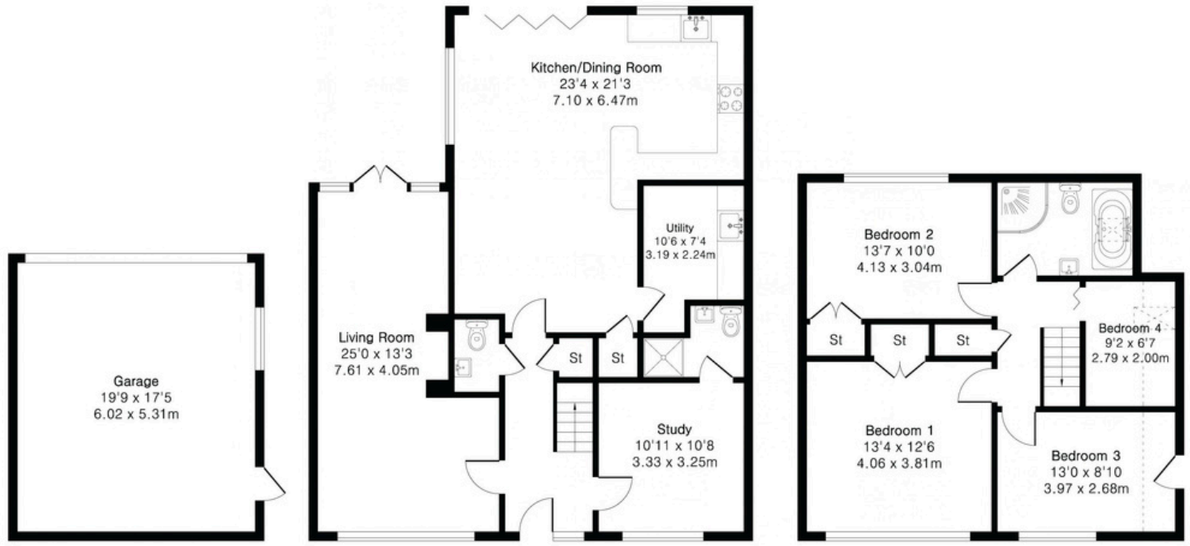
Walking distance to the village green

Approximately 1,724 sq ft

**Tenure:** Freehold. **Council Tax Band:** G. **EPC:** C



**Approximate Gross Internal Area 1724 sq ft - 160 sq m**
**(Excluding Garage)**
Ground Floor Area 1055 sq ft – 98 sq m
First Floor Area 669 sq ft – 62 sq m
Garage Area 344 sq ft – 32 sq m




Garage | Ground Floor | First Floor

# FROM THE AGENT

What works particularly well here is the flexibility of the space. The kitchen and dining space is where day-to-day life naturally happens, with the doors open to the garden in warmer weather, but there's still a completely separate sitting room when you want somewhere quieter, as well as a ground floor bedroom suite. Being tucked away yet only about five minutes on foot from the village green adds to the overall appeal.

Warmly,

*Andrew*

Andrew Blagden
Associate









# KITCHEN, DINING & FAMILY SPACE

This is very much the centre of the house and the space that defines the ground floor. It is practical and versatile for modern day family living. It runs across the rear, bringing the different parts of everyday life together without losing a clear sense of where each zone begins and ends. The kitchen itself is arranged around three sides, with extensive fitted cabinetry and timber work surfaces. A peninsula projects into the room to create additional preparation space as well as an informal place to sit on stools.

The dining table sits alongside the kitchen, immediately in front of a wide opening onto the garden. With the doors folded back, the deck becomes a direct continuation of this part of the room. It is easy to picture the table remaining at the centre of things while people move between the kitchen and garden. Beyond the dining area is a generous family space. Its scale allows space for sofas and freestanding furniture.









# LIVING & WORKING SPACES

The sitting room provides an important contrast to the open-plan rear of the house.

It is a long, double-aspect room with windows to the front and glazed doors at the rear. A wood-burning stove forms the focal point, and the length of the room allows for more than one seating area rather than everything having to be arranged around the television. The doors at the far end also give this room its own connection with the garden.

There is also a dedicated study on the ground floor, which can also be used as a bedroom, with an ensuite shower room. Positioned towards the front of the house and separate from the main living areas, it provides a proper workspace rather than requiring one of the bedrooms to double as an office.

A utility room provides additional storage and laundry space, keeping these functions away from the main kitchen.



# BEDROOMS & BATHROOMS

There are four bedrooms on the first floor. The principal bedroom is a generous double positioned across the front of the house, with a broad window bringing in plenty of natural light. The remaining bedrooms provide a mixture of double and smaller rooms, giving scope for children, guests or additional working space depending on how the house needs to be used.

The family bathroom has both a freestanding bath and separate shower enclosure, alongside a wash basin and WC. A rooflight brings natural light into the room.











# GARDEN & SETTING

A broad decked terrace runs immediately behind the house, accessed directly from the kitchen and dining room. There is enough depth here for outdoor furniture before the garden continues onto grass, so the terrace functions as a useful extension of the living space rather than simply a route into the garden.

The garden is enclosed by established hedging and mature planting. Trees towards the far end add another layer of screening, while the length of the garden gives a good amount of separation between the house and its rear boundary. The result is a garden with two distinct parts: the deck close to the house for eating and sitting outside, followed by a more established green space beyond.

The gravelled frontage provides generous off-road parking and leads to a detached double garage giving useful space for vehicles as well as extensive storage above.

Pooh Corner occupies a tucked-away position in Shamley Green, set well back and screened from the lane, with the village green around five minutes away on foot. The village is famed and popular for its pretty village green, two pubs, village store, cafe and primary school. The beautiful surrounding countryside forms part of the Surrey Hills with miles of footpaths and bridleways providing excellent walking, riding and cycling.













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