



# FARMSIDE COTTAGES

Shere, Guildford, Surrey





# LOCATED IN A TRANQUIL SETTING, A SEMI DETACHED HOME WITH EXCELLENT POTENTIAL

## Summary of accommodation

**Ground Floor:** Entrance hall | Kitchen | Dining room | Living room | Sun room | Bedroom/family room | Cloakroom

**First Floor:** Principal bedroom | Second bedroom | Family bathroom

Double carport

## Distances

**Local towns:** Shere 2.9 miles, Cranleigh 3.9 miles, Abinger Hammer 4.5 miles

**Train stations:** Gomshall station 3.9 miles (London Waterloo from 51 minutes), Clandon Station 7.4 miles (London Waterloo from 53 minutes), Horsley station 9 miles (London Waterloo from 44 minutes), Guildford mainline station 9.4 miles (from 32 minutes to London Waterloo), Dorking (main) station 10.2 miles (London Waterloo from 53 minutes, London Victoria 56 minutes)

**Roads:** A3 West Clandon 8.6 miles, M25 (Wisley Junction 10) 13 miles

**Airports:** London Gatwick 19.5 miles, London Heathrow 28 miles

(All distances and times are approximate)



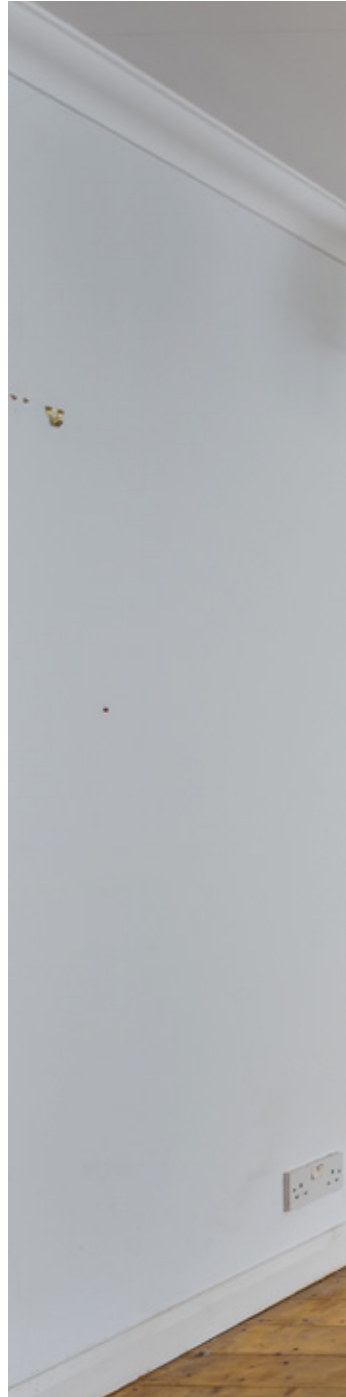
## SITUATION

3 Farmside Cottages occupies a highly desirable edge-of-village position in Shere, one of Surrey's most highly regarded villages, set within the Surrey Hills Area of Outstanding Natural Beauty. Celebrated for its historic character and thriving community, Shere offers an excellent range of local amenities, including a village store, post office, nursery and primary school, together with a number of well-regarded cafés, pubs and a fine dining restaurant. Surrounded by gently rolling countryside and an abundance of scenic walking trails, the village provides an outstanding setting for contemporary family living.

The area is exceptionally well served by a wide range of highly regarded schools, both state and independent. These include Duke of Kent School in Ewhurst, Hurtwood House in Holmbury St Mary, Cranleigh School in Cranleigh, St Catherine's in Bramley, Longacre School in Shamley Green, Charterhouse in Godalming and St Teresa's in Effingham, among many others, making the location particularly appealing to families.

The area provides an outstanding range of leisure and sporting activities to suit a broad variety of interests. Golf is particularly well catered for, with several highly regarded courses nearby, including Cranleigh Golf and Leisure, Gatton Manor and Wildwood Golf and Country Club. Country pursuits are also well represented, with local facilities for shooting and fishing, while polo is available at the prestigious Hurtwood Park Polo Club. A calendar of high-profile motorsport and equestrian racing events can be enjoyed at nearby Goodwood and Epsom Downs. For other sporting facilities, Surrey Sports Park and Guildford Spectrum offer state-of-the-art amenities used by both elite athletes and the wider community.

Easily accessible from Shere, the Surrey Hills offer a striking natural landscape of ancient woodland, far-reaching views and an extensive network of scenic trails. Key landmarks include Holmbury Hill, St Martha's Hill, Leith Hill and Newlands Corner, all providing excellent opportunities for walking, cycling, mountain biking and horse riding, and together forming a much-loved destination for outdoor enthusiasts.







## THE PROPERTY

3 Farmside Cottages is wonderfully situated on the edge of Shere and surrounded by the Surrey Hills.

The property, built in 1928, is of Dutch barn style and constructed with a white-rendered façade and a clay tile roof. It offers the incoming purchaser a wonderful opportunity to update and extend, subject to the usual planning consents.





## GARDEN AND GROUNDS

The property sits on a very generous plot and is bordered by a mature yew hedge, creating a strong sense of privacy. On entering from the driveway, there is a large double-bay garage, greenhouse and shed.

Patios are located to both the front and rear of the property, while a flat lawn wraps around the house and enjoys an array of mature fruit trees.

## PROPERTY INFORMATION

**Services:** We are advised by our clients that the property has mains water and electricity, oil-fired central heating and private drainage.

**Local Authority:** Guildford Borough Council: 01483 505050

**Energy Performance Certificate:** Rating D

**Council Tax Band:** E

**Tenure:** Freehold

### Directions

**Postcode:** GU5 9JG

**What3words:** ///whispers.reference.salutes

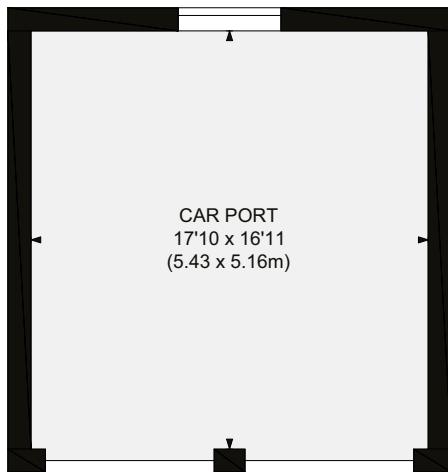
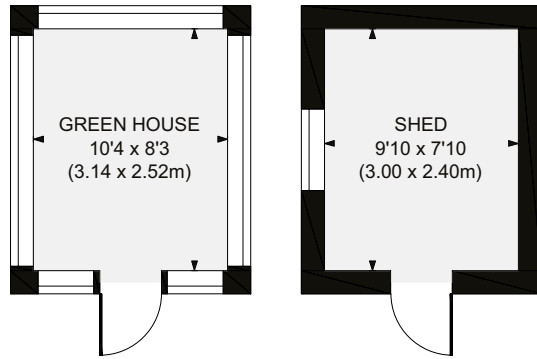
**Viewings:** Viewing is strictly by appointment through Knight Frank.



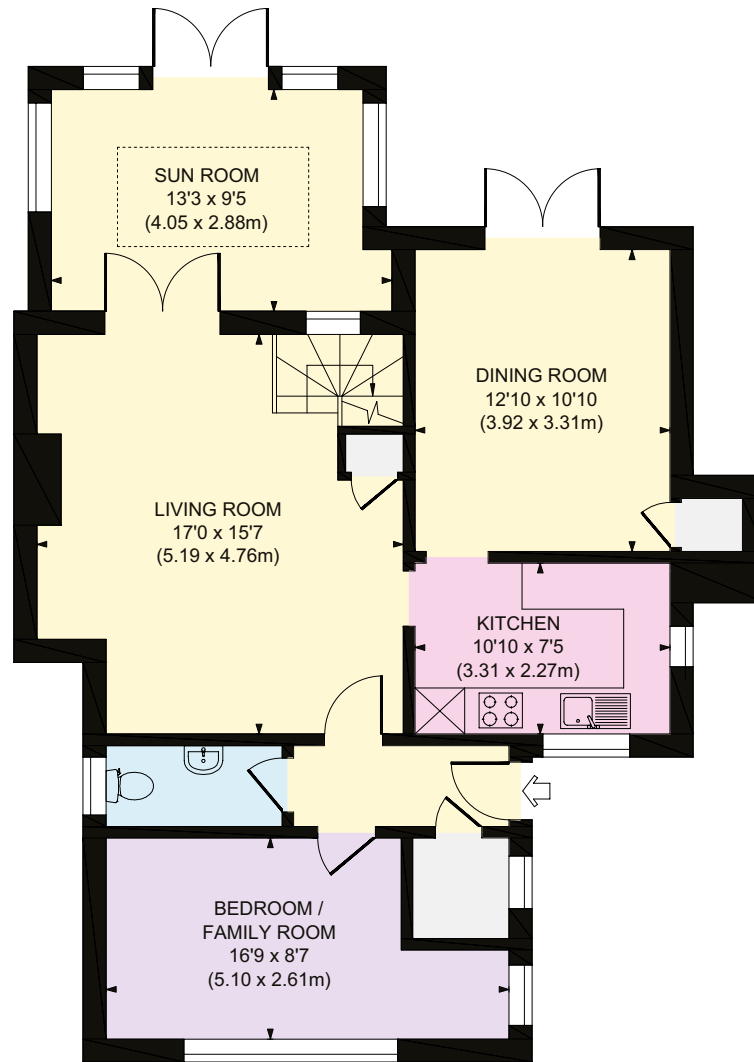




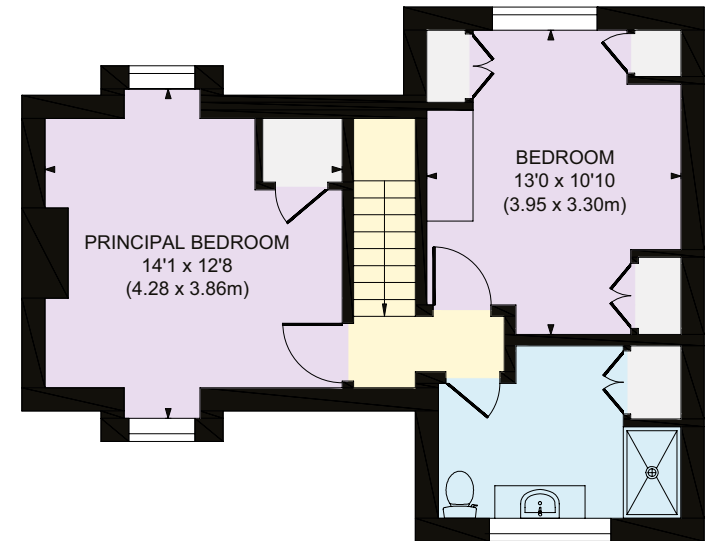
- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



**Outbuildings**



**Ground Floor**



**First Floor**



Approximate Gross Internal Area  
 Main House 1,280 sq. ft / 118.97 sq. m  
 Outbuildings 472 sq. ft / 43.84 sq. m  
 Total 1,752 sq. ft / 162.81 sq. m

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



I would be delighted  
to tell you more.

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