



Tumblers Cottage, Woodhill Lane,
Shamley Green. GU5 0SR

£550,000



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ESTATE AGENT
Est. 1991



Tumblers Cottage, Woodhill Lane

Shamley Green, Guildford

- Pretty stone terraced cottage
- Stunning edge of village location
- Recently refurbished throughout
- New fitted kitchen
- Double aspect sitting room with fireplace.
- Ground floor cloakroom
- Two bedrooms
- Good sized garden
- Garage and parking.

This beautiful semi-rural village is set on the edge of farmland and the Surrey Hills. It has a central cricket green, two pubs, a well regarded general store and post office, cafe, village hall (currently under refurbishment), 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: H

Tenure: Freehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating:



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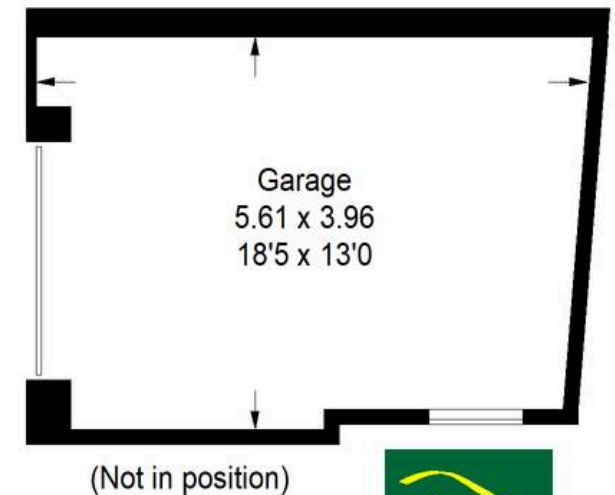
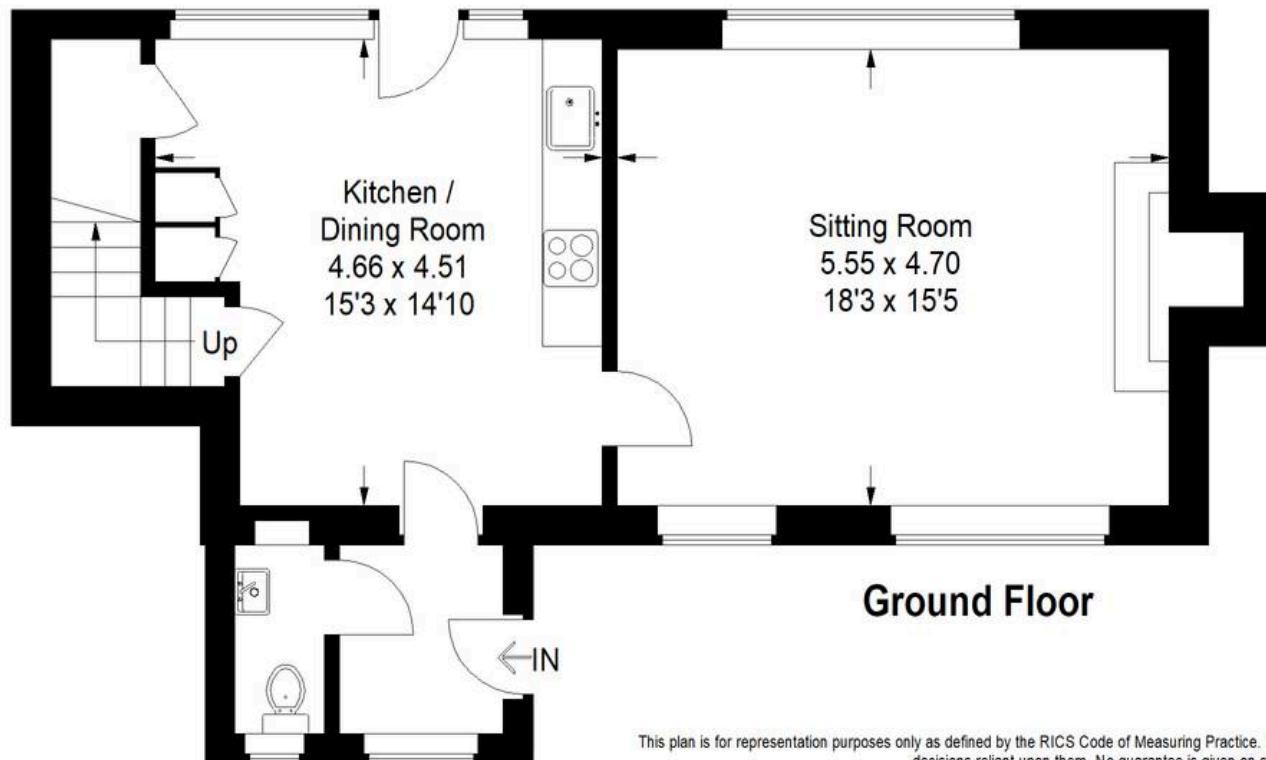
A beautifully presented and recently refurbished mid terrace character cottage, situated in a most desirable semi rural location, on the edge of this popular Surrey village. The attractive stone elevations are relieved by bespoke double glazed windows in timber frames, under a clay tiled roof. The accommodation is arranged over two floors with entrance porch with cloakroom off leading to a refitted kitchen with a comprehensive range of units, under stone worksurfaces and large walk-in larder cupboard. Double aspect sitting room with open fire and oak flooring across the ground floor. Stairs rise to the first floor where there is a large double bedroom with fitted wardrobe cupboards and a second double bedroom and refitted shower room. Outside, there is a garage with electric door and parking for two cars. The front garden is mainly laid to lawn with pathway to the front door. The rear garden is a lovely feature with patio path with steps up to terraced lawns with attractive flower and shrub borders around. There is a further sun terrace affording stunning views over adjoining countryside and the garden backs onto fields. We highly recommend a visit to fully appreciate the quality of accommodation on offer and the property's location.





Woodhill Lane, Shamley Green

Approximate Gross Internal Area
Ground Floor = 57.1 sq m / 615 sq ft
First Floor = 46.9 sq m / 505 sq ft
Garage = 19.9 sq m / 214 sq ft
Total = 123.9 sq m / 1334 sq ft



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.



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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.