

APRIL COTTAGE

Shamley Green



**Chantries
& Pewleys**

ESTATE AGENTS



AT A GLANCE

- Period cottage in a Surrey Hills hamlet
- Lord's Hill Common, close to Shamley Green
- Extended & upgraded over time
- Open-plan kitchen/dining/family space
- Underfloor heating and central island
- Sitting room with inglenook fireplace and woodburner
- Second reception room/playroom
- Four bedrooms, including principal with en-suite
- Garden office
- Garage and driveway parking



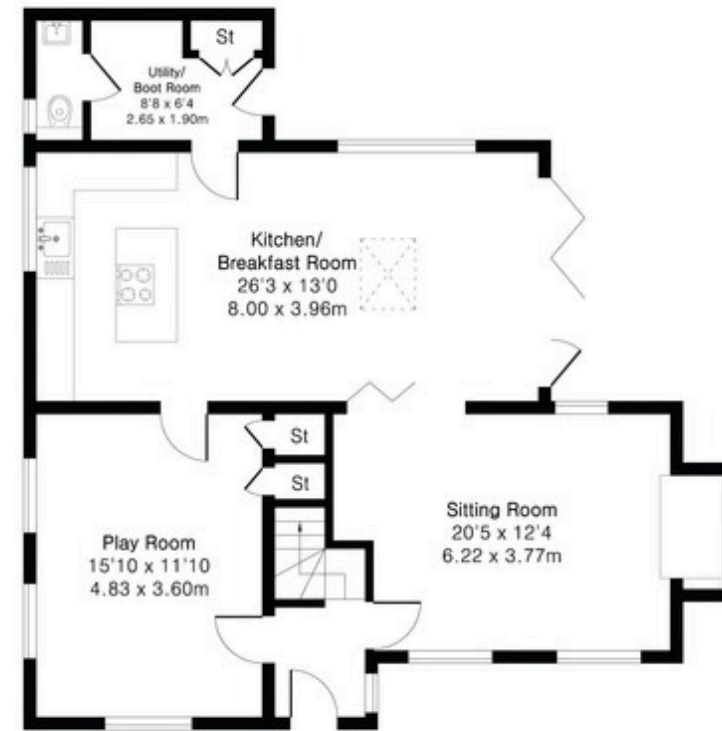
Tenure: Freehold. Council Tax Band: G EPC: D

**Approximate Gross Internal Area 1620 sq ft - 150 sq m
(Excluding Garage)**

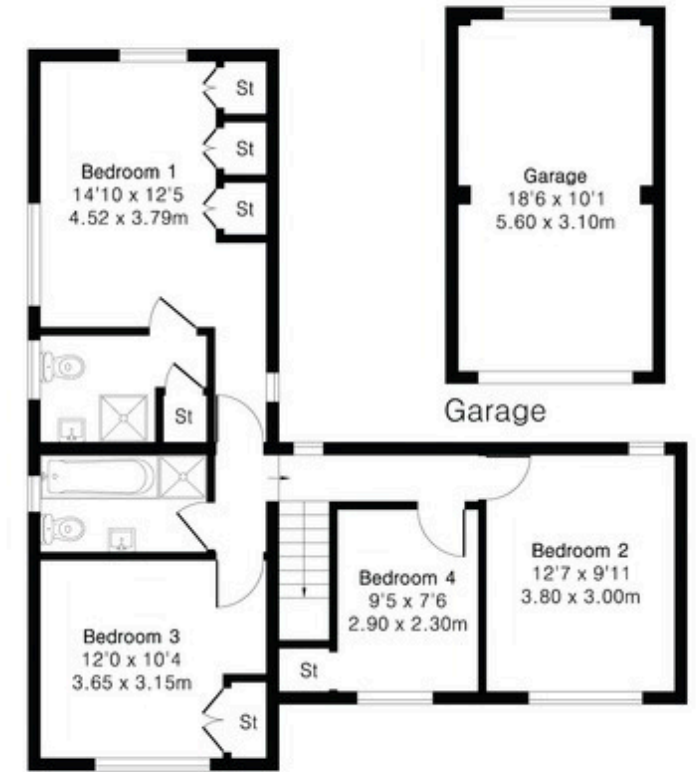
Ground Floor Area 926 sq ft – 86 sq m

First Floor Area 694 sq ft – 64 sq m

Garage Area 187 sq ft – 17 sq m



Ground Floor



First Floor

FROM THE AGENT

"The kitchen and dining space is what defines the house, both in terms of scale and how it connects directly to the garden. It's a room that naturally becomes the centre of daily life, while the rest of the house still offers quieter spaces to step away into."

Andy Andy Moran
Director



PERIOD CHARM

The sitting room provides a contrast to the open-plan area. Exposed beams and an inglenook fireplace give it a more enclosed and settled feel, with a woodburning stove forming a clear focal point. A second reception room adds flexibility. It can work as a quieter sitting room, a study or a playroom, depending on how the house is used. Its separation from the main space makes it particularly useful for home working. A utility room and cloakroom sit alongside, supporting the day-to-day running of the house without interrupting the main spaces.



HEART OF THE HOME

The kitchen is the main living space of the house and the area that has been most significantly enhanced. A wide, open-plan room arranged around a central island, with clear zones for cooking, dining and sitting. Underfloor heating runs throughout, and bi-fold doors open directly onto the terrace. The layout works naturally. The island anchors the space and creates separation without closing it down, while the dining area sits alongside the doors, making it easy to move between inside and outside. In warmer months, the doors are likely to remain open for much of the day, extending the space into the garden.





BEDROOMS & BATHROOMS

Upstairs, there are four bedrooms arranged off a central landing. The principal bedroom includes an en-suite shower room and sits as a more private space within the house. The remaining bedrooms are served by a family bathroom, creating a straightforward and practical layout.





SETTING & GARDEN

The garden wraps around the property and is a key part of how the house is enjoyed. It has been arranged to create a series of usable areas, rather than one single open space. Seating and terrace areas sit close to the house, allowing the kitchen to spill outwards, while other parts of the garden provide quieter corners. A rebuilt well sits as a focal point and gives a subtle reference to the property's history. A separate garden office adds another layer of flexibility. It works equally well for working from home, as a studio or for more informal use. There is also a garage and driveway parking.

Lord's Hill Common is a small hamlet on the edge of Shamley Green, surrounded by open countryside within the Surrey Hills. The setting feels tucked away, yet remains well connected to the village, with its shop, pub and green, as well as access towards Guildford.





 **Chantries & Pewleys**

01483 304344

shalford@chantriesandpewleys.com

Richmond House, 6 Station Row, Shalford, Surrey GU4 8BY