



Guide Price
£600,000

Freehold

4x  2x  2x 

**Nursery Hill, Shamley
Green, Guildford,
Surrey, GU5**

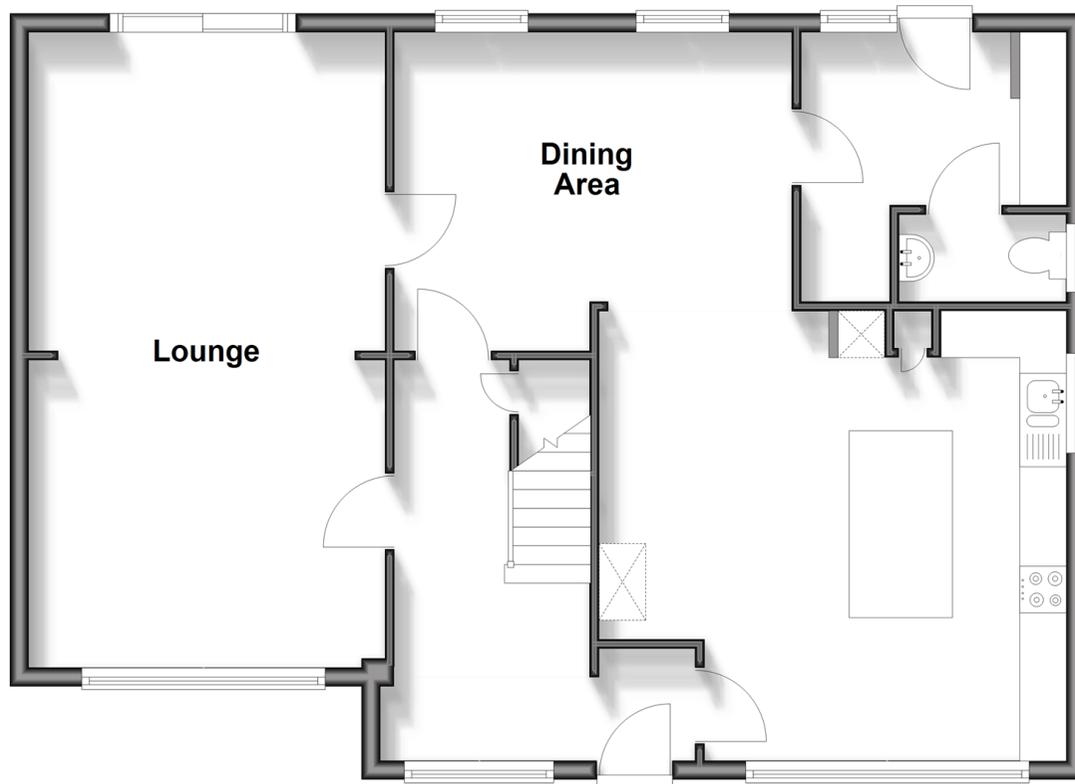
OVER 60?

Secure this property
for up to **59% less!**

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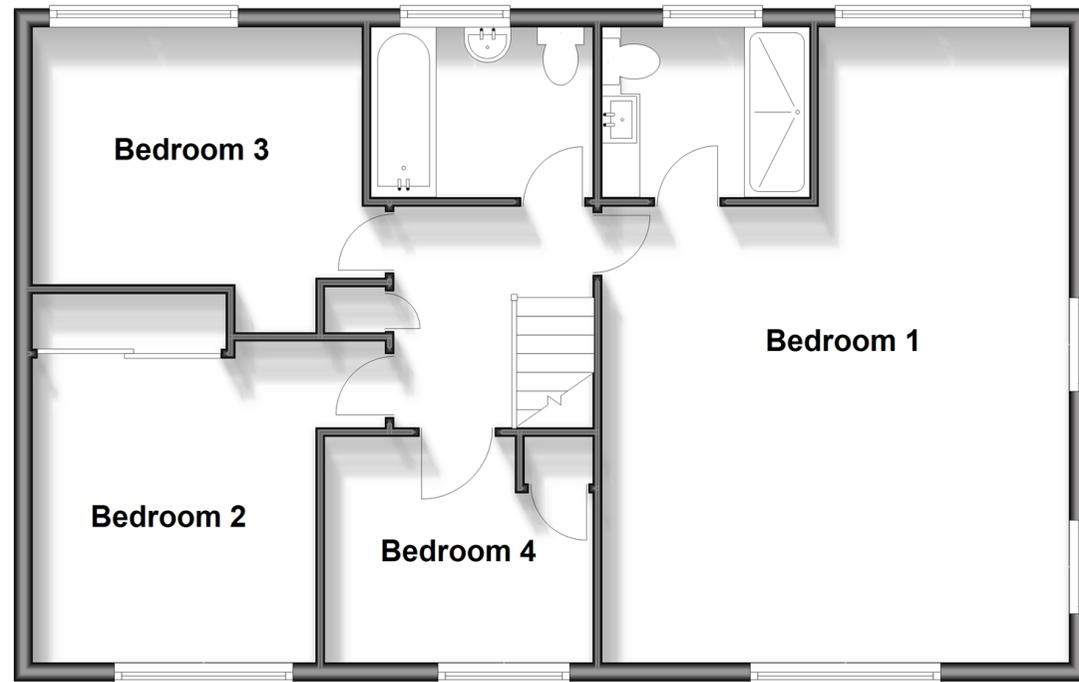
Ground Floor

Approx. 83.2 sq. metres (895.8 sq. feet)



First Floor

Approx. 75.3 sq. metres (810.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Lounge: 22'2 x 12'5 (6.76m x 3.79m)

Dining Area: 14'1 x 11'0 (4.30m x 3.36m)

Kitchen: 16'5 x 15'8 (5.01m x 4.78m)

Utility : 9'4 x 6'7 (2.85m x 2.01m)

Cloakroom

FIRST FLOOR

Landing

Bedroom 1: 21'7 x 17'5 (6.58m x 5.31m)

En Suite

Bedroom 2: 11'4 x 9'9 (3.46m x 2.97m)

Bedroom 3: 10'9 x 10'2 (3.28m x 3.10m)

Bedroom 4: 8'6 x 7'9 (2.59m x 2.36m)

Bathroom

OUTSIDE

Front Garden

Rear Garden



Main features

- Spacious family house with a well designed living space
- Huge main bedroom with en-suite
- Potential to add off road parking
- Within easy reach of local village shop, pubs and schools
- Views across the beautiful countryside



Nearest Schools

Primary Schools: Wonersh & Shamley Green 0.4 miles, Tillingbourne 2.8 miles, Cranleigh CofE 4.2 miles, St Cuthbert Mayn 4.4 miles, Park Mead 4.5 miles

Secondary Schools: Longacre School (private) 0.9 miles,



Transport Information

Train Stations: Shalford 3.3 miles, Chilworth 3.5 miles, Guildford 5.2 miles.



Address

Nursery Hill, Shamley Green, Guildford, Surrey, GU5



Directions

For directions to this property please contact us.



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- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

EPC RATING

CURRENT:	POTENTIAL:
C(76)	B(83)

20305954/20250705/CH/KAB