



**Denmarke, Upper Street,
Shere, Surrey GU5 9JE
Price £6,500 pcm Unfurnished/Furnished**

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A superbly presented 4 double bed detached family home with many character features, a large garden & extensive parking set in the heart of the sought after village of Shere. Ground floor accommodation comprises a good size dining hall with feature inglenook fireplace, sitting room with log burner & door to garden, a recently fitted kitchen/breakfast room with central island, ample space for table & chairs & doors to garden open plan to large family area & door to wc. The kitchen then extends into a utility/barn area, which has exposed beams set into a pitched roof, & this provides access to a large utility room. On the 1st floor, a large master bedroom offers extensive fitted wardrobes & an ensuite bathroom, there are then 2 further double bedrooms, both with exposed beams & a well fitted family bathroom with bath & separate shower cubicle. A further staircase leads up to a 4th double bedroom which is set into the eaves amidst more exposed beams. There is also a cellar. Outside the property benefits from a recently built office/studio at the rear of the garden, with log burner, Wi-Fi, 2 sets of bi-fold doors & a skylight, a part-walled garden, mainly laid to lawn to the side & rear of the property, with off-street parking for numerous cars (accessed via Rectory Lane). Located within a short walk of all the shops, cafes & pubs. Must be seen !

COUNCIL TAX

Band H – Guildford £5232.28 per annum (2026-27)

DIRECTIONS

From our office in Shere, proceed away from the stream towards the A25. Turn left at the T-junction onto Upper Street, follow the road past the car show room on your right, turning left (as the road bears round to the right) into Rectory Lane. After 50 yards, just opposite the public footpath & entrance to The Old Rectory on your right turn left along the track signposted to Tillingford where you will find the parking for Denmarke on your left (accessed via a 5 bar gate with a black clad garage in front of you).

WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent



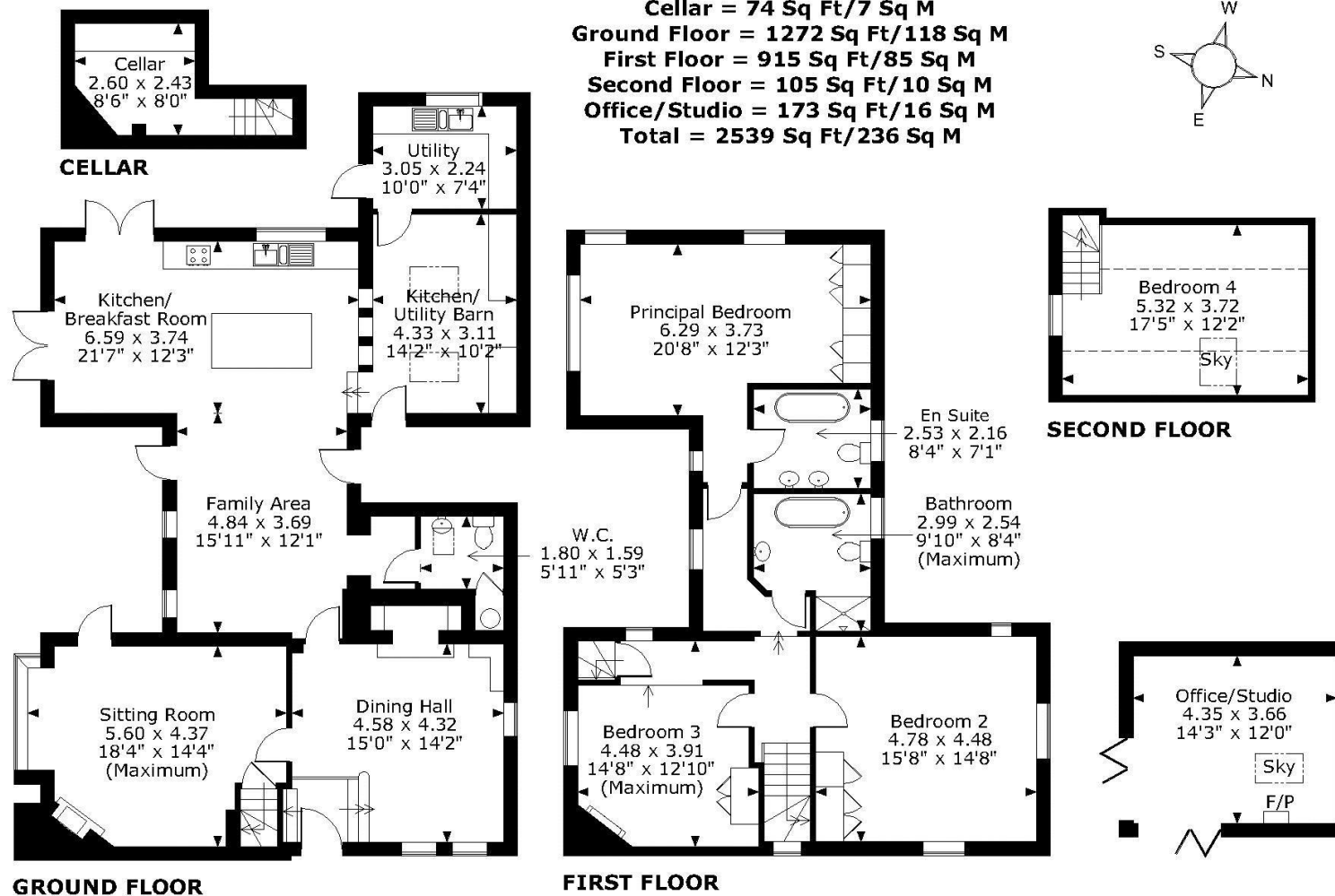
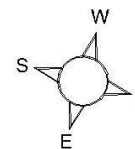


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	68 D
39-54	E		
21-38	F		
1-20	G		



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Approximate Gross Internal Area
Cellar = 74 Sq Ft/7 Sq M
Ground Floor = 1272 Sq Ft/118 Sq M
First Floor = 915 Sq Ft/85 Sq M
Second Floor = 105 Sq Ft/10 Sq M
Office/Studio = 173 Sq Ft/16 Sq M
Total = 2539 Sq Ft/236 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□ □ □ Denotes restricted head height

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm