



**The Courtyard, The Manor House, Upper Street,  
Shere, Surrey GU5 9JA**

**Price £2,995 pcm Unfurnished to include Council Tax & Water**

**TERRA COTTA**

Independent Estate Agents

## PROPERTY DESCRIPTION

A very spacious 3 double bedroom, 2 bathroom wing of a substantial detached Manor House, which has recently been refurbished to a high specification, located within a short walk of the exceptionally sought after village of Shere. Accommodation comprises an entrance hall, a great size sitting room with feature open fireplace with 2 steps up to a family room/3rd double bedroom with a further feature open fireplace. There is an extensive, well fitted kitchen with a good range of low level units complemented by solid wood worktops to include an island with integrated fridge, a range & a dishwasher. This is open plan to a spacious dining room with an exposed stone wall with shelving & 2 sets of arched double doors leading out to the courtyard garden. The kitchen also provides access to a utility room with an integrated fridge/freezer, washing machine, tumble dryer, sink & dedicated drying area. There is also a large double bedroom with a feature fireplace & a well fitted ensuite shower room with a walk-in wet room style shower, wc, basin & heated towel rail, a further large double bedroom with fitted wardrobes & a family bathroom with bath, curved shower screen, wc, basin & heated towel rail. The property benefits from solid oak flooring & redecoration throughout. Externally, the property offers off-street parking for 2 cars, an attractive & very private courtyard garden with views over a field to the front & Shere village beyond (with the option of a lawned area on request). Situated within a short walk of Shere village, offering a selection of shops (including a supermarket), pubs, cafes, restaurants, schools, church & doctors surgery, & providing easy access to Guildford, Dorking & Cranleigh, the A3 & M25. Must be seen.

## DIRECTIONS

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn left at the junction and take the right turn immediately after the entrance to the car park, into the driveway between the house that faces the road and the sign to The Manor House. Proceed up the driveway circa 100 yards, take the left fork towards The Courtyard and park just to the right of the steps 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

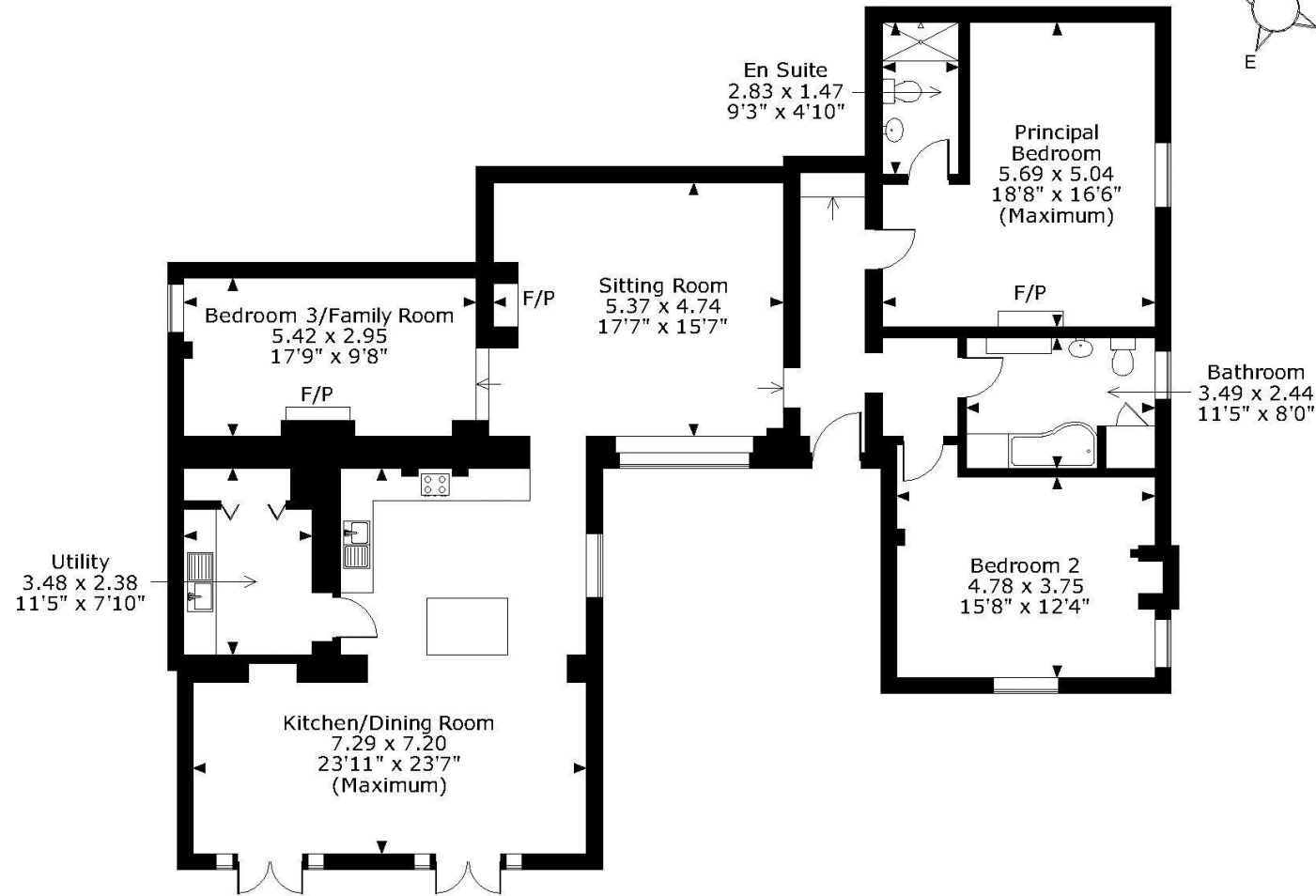
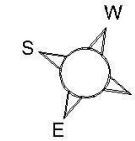




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	74 C
39-54	E		
21-38	F		
1-20	G		

# The Courtyard, The Manor House, Upper Street, Shere, Surrey GU5 9JA

Approximate Gross Internal Area  
Ground Floor = 1828 Sq Ft/170 Sq M



**GROUND FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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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