






BURROWS CROSS GUILDFORD GU5
£6,750 PER MONTH AVAILABLE NOW

Hamptons
THE HOME EXPERTS

{ THE PARTICULARS

Burrows Cross Guildford GU5

£6,750 Per Month
Unfurnished

 6 Bedrooms
 3 Bathrooms
 3 Receptions

Features

- Recently refurbished family home, - Six bedrooms, - Three bathrooms, - Open plan kitchen/living space, - Private garden with pockets of woodland, - Gated driveway, - Pets considered, - Garage, - Car port, - Located in the Surrey Hills, - Council Tax Band G, - Some photographs may include staging to enhance visual presentation for marketing purposes.

Council Tax

Council Tax Band G

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{ AN ELEGANT REFURBISHED SURREY HILLS HOME WITH PRIVATE GROUNDS.

The Property

Upon entering, a wide entrance hall immediately conveys space and light, with practical under stairs storage. The heart of the home is the contemporary kitchen, featuring a large island with bar stools and a range of fitted appliances including twin ovens, an American fridge freezer, wine cooler, and a Belfast sink positioned beneath the window to enjoy uninterrupted garden views. The open-plan family and dining area is perfect for daily life and entertaining, with bi fold doors opening onto a slate terrace for seamless indoor-outdoor living. A separate utility room provides convenience with external access and cloakroom. The main reception room, accessed via double doors, benefits from dual aspects and a modern wall-mounted fireplace. Two further ground-floor rooms with built-in storage offer versatile space for home offices, playrooms, guest bedrooms, or independent living, complemented by a nearby bathroom. Wooden flooring runs throughout the ground floor. Upstairs, four double bedrooms, all with built-in storage and garden or countryside views, include a principal suite with bespoke wardrobes and en suite shower, while the remaining bedrooms share a family bathroom. PLEASE NOTE: IMAGES HAVE BEEN VIRTUALLY STAGED.

Outside

Set within approximately two acres of private grounds in the heart of the Surrey Hills, this impressive detached fully refurbished home offers spacious and versatile accommodation across two floors. Discreetly positioned behind electric gates and approached by a sweeping driveway, the property enjoys a striking southerly

aspect and an attractive façade. Outside, the property is set within generous grounds that include well-maintained lawns, mature trees, and pockets of woodland, creating a serene and private environment ideal for families, pets, and outdoor living. A professional gardener is included, ensuring the grounds remain in pristine condition throughout the year. Parking is abundant, featuring a spacious driveway, a double carport, and a double garage, with the added convenience of an EV charging point for electric vehicles. For equestrian enthusiasts, the property offers a refurbished stable block comprising two stalls, alongside a separate storage building, available by arrangement, providing excellent facilities for keeping horses or storing equipment. The combination of landscaped gardens, woodland areas, and practical outbuildings makes the outdoor space both attractive and highly functional.

Burrows Cross, Shere, Guildford, GU5

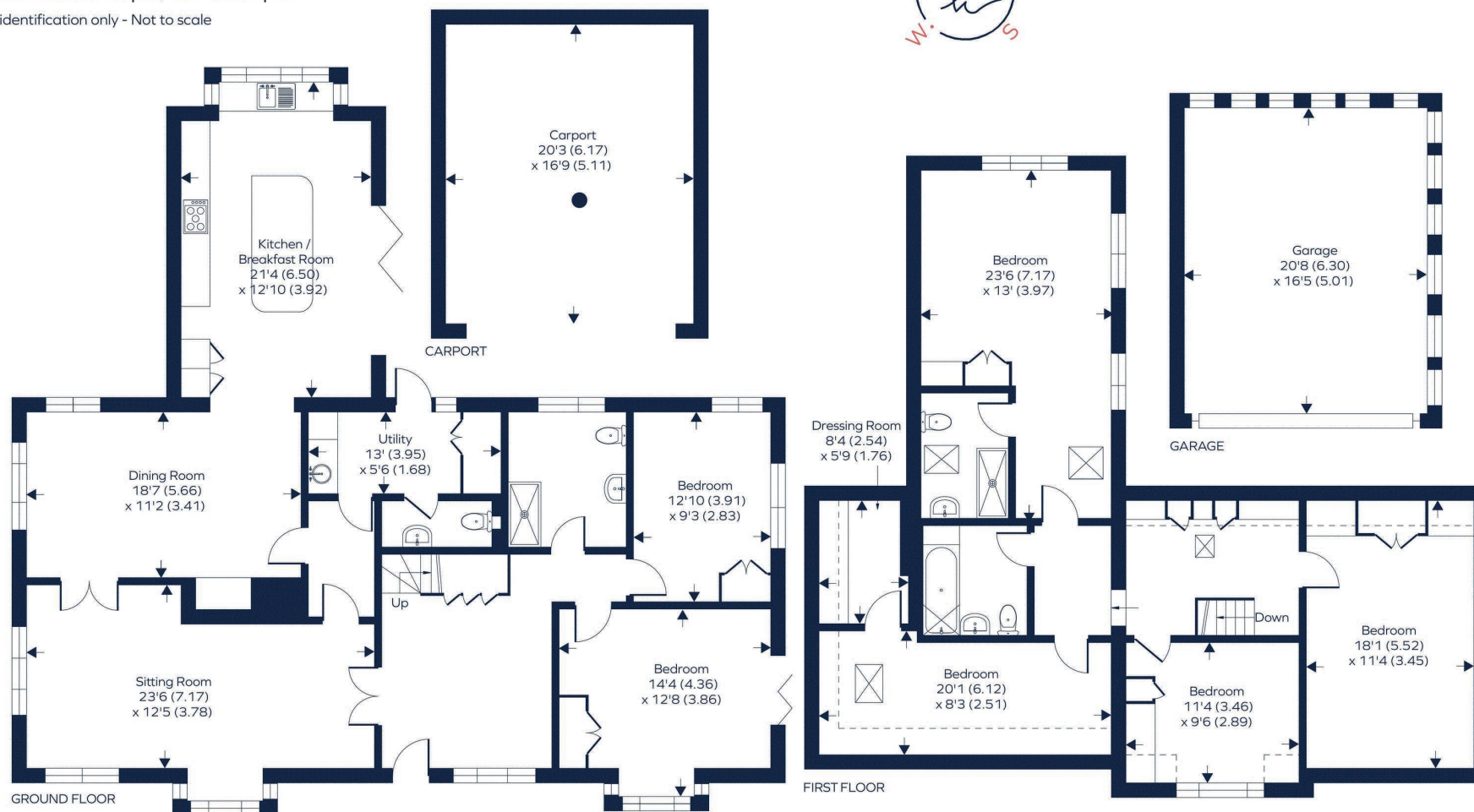
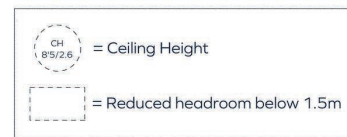
Approximate Area = 2476 sq ft / 230 sq m (excludes carport)

Limited Use Area(s) = 111 sq ft / 10.3 sq m

Garage = 340 sq ft / 31.5 sq m

Total = 2927 sq ft / 271.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Hamptons. REF: 1409578

For Clarification

We wish to inform prospective tenants that we have prepared these particulars as a general guide and they have been confirmed as accurate by the landlord. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and measurement figures rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for

carpets and furnishings. It should also be noted that all fixtures and fittings, carpeted, curtains/blinds, kitchen equipment and garden statuary, whether fitted or not, are deemed removable by the landlord unless specifically itemised with these particulars. Please enquire in office or on our website for details on holding deposit and tenancy deposit figures.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C		
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poorly energy efficient - higher running costs	F		
Extremely poorly energy efficient - higher running costs	G		
		80	83
England & Wales		EU Directive 2002/91/EC	

