Flat 2 Simmons Court, Middle Street,

Shere, Surrey GU5 9HF

Price £350,000 Leasehold (includes share of Freehold)

TERRA COTTA

Independent Estate Agents

PROPERTY DESCRIPTION

A recently constructed & immaculately presented 1 double bedroom first floor apartment located in the heart of Shere village.

The apartment is accessed via a communal front door, with staircase up to a personal door to Number 2.

Inside the apartment there is an entrance hall with loft access above for storage, leading into a large reception room with sitting & dining areas which enjoy views over Shere village's rooftops, this is open plan to a very well fitted kitchen to include an integrated fridge/freezer & washing machine.

There is a large double bedroom with fitted wardrobes, shelving to one side & fitted bedside tables. The superbly fitted bathroom has a WC, bath, wall mounted shower, shower screen, basin set into a vanity unit & a heated towel rail.

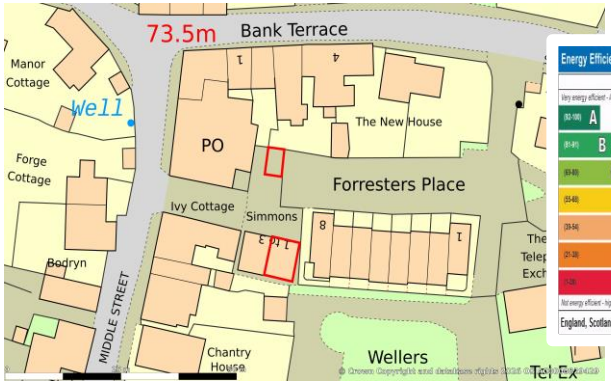
At the front of the property there is a spacious shale courtyard area with raised beds, a delightful patio area (communal garden) as well as an allocated parking bay for one car.

The apartment is one of just 3 properties set within this exclusive, high specification development, set well back from the road in a peaceful spot. Simmons Court is located within a stones throw of the village shop & Post Office & within a short walk of all the other local facilities Shere has to offer. It is within a 2 minute drive of the A25 & there is a regular bus service to Dorking/Guildford, & Gomshall railway station is a 15 minute walk away.

This property is a superb opportunity for a first time buyer, or an excellent investment opportunity/bolthole in one of Surrey's most pretty & popular villages.

VIEW FROM RECEPTION ROOM

ALLOCATED PARKING SPACE



SITUATION

Located in a very quiet location within central Shere, this sought after Surrey Hills village, within a very short walk of local shops, pubs, a high end restaurant, cafes (including one serving cocktails on a Friday evening), schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), occasional cinema nights (in the village hall) as well as superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).

VILLAGE SCENE

DIRECTIONS

From our office in Middle Street, Shere, proceed away from the bridge & stream towards the A25 where you will find Simmons Court after 50 yards on your right (driveway providing access immediately before the Co-op).

Terra Cotta (Estate Agents) Ltd
Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150 – Registered No: 03516147

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

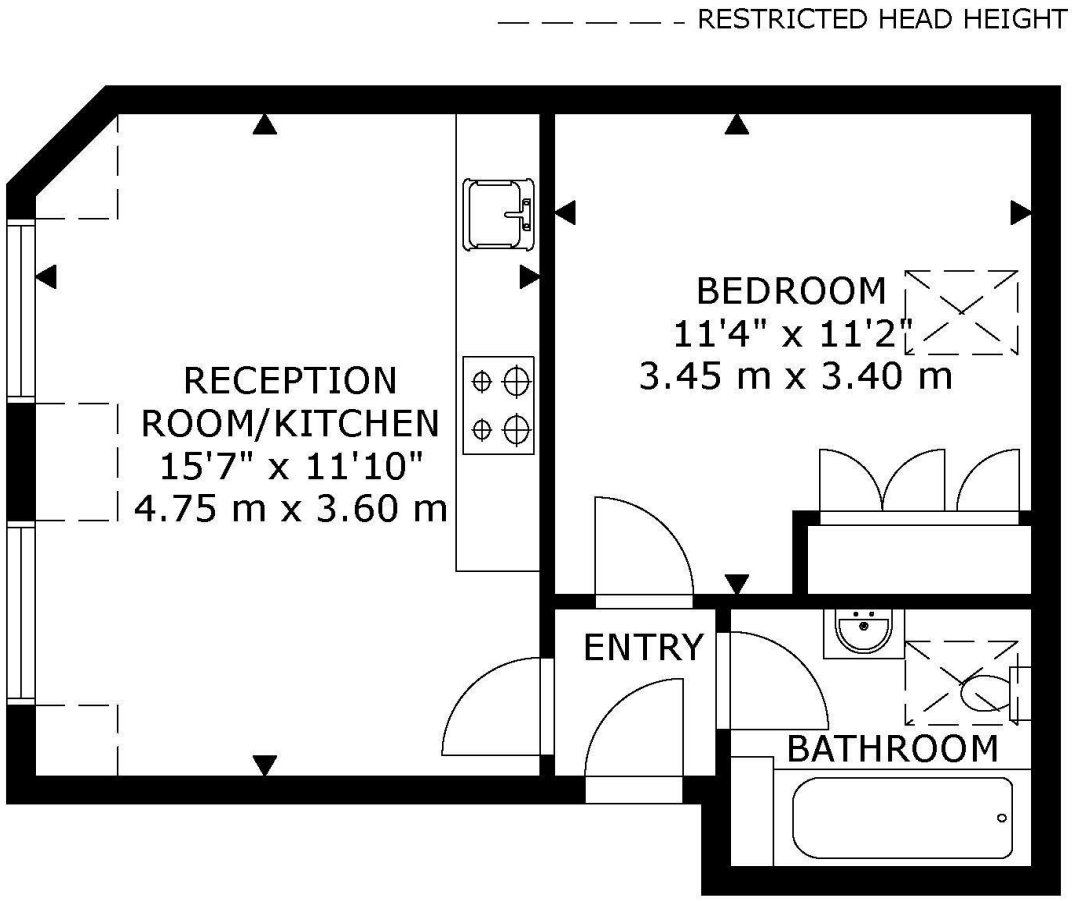
Council Tax - Guildford Council –
Band B - £2034.78 per annum (2026-27)

Circa 991 years Remaining on Lease & Share of Freehold

Service charge £30 pcm with occasional extra payments
Peppercorn ground rent

All Mains Services

Flat 2 Simmons Court, Middle Street, Shere, Surrey GU5 9HF



GROSS INTERNAL AREA
APARTMENT: 377 sq ft, 35 m²
TOTAL: 377 sq ft, 35 m²

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

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