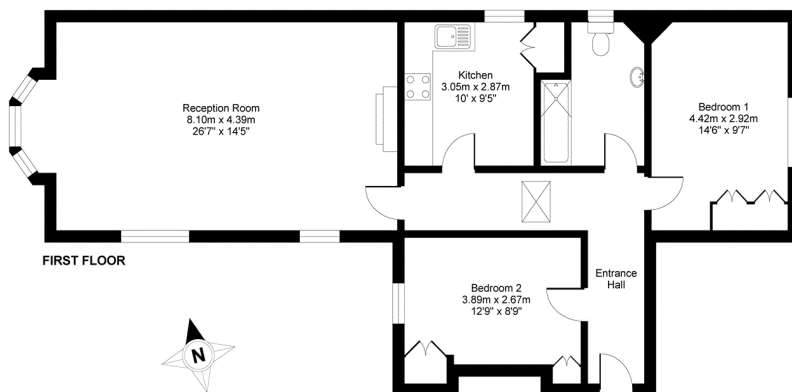




Floorplan



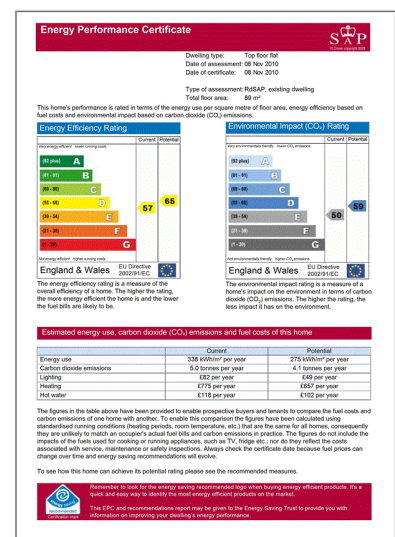
Rectory Lane, Shere, Guildford, GU5

APPROX. GROSS INTERNAL FLOOR AREA 937 SQ FT 87 SQ METRES

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Performance Certificate (EPC)



For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not verified permissions, nor carried out a survey, tested the services, appliances and specific fittings. Room sizes are approximate and 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 vendor unless specifically itemised with these particulars.



Fireplace



Bay Window



Bedroom



Bathroom



Tennis Court



Tennis Court

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Rectory Lane Shere GU5

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INTERNATIONAL

A beautifully converted 2 bedroom apartment within a wing of a grand Georgian house in the idyllic village location of Shere. The property has benefits from the use of the tennis court.

Living Room | Kitchen | Bathroom | Two Bedrooms | Parking | Garden.

Description

A beautifully converted 2 bedroom apartment within a wing of a Georgian house in the idyllic location of Shere. The apartment is on the first floor of the wing. The accommodation comprises of its own entrance hall, sitting room with open fireplace, modern fitted kitchen, two bedrooms and a modern bathroom. The property has the benefit of a communal parking area and the use of a private garden area.

Situation

The property is situated close to the centre of the sought-after and highly desirable village of Shere which has a fine church, inns and shops catering for daily needs. Surrounded by beautiful walking and riding countryside, the

village is approximately 6 miles from Guildford which has an excellent range of shopping, educational, cultural and leisure facilities and a main line station with frequent services to London Waterloo in approximately 38 minutes. The village of Gomshall, approximately 1.5 miles away, has a branch line station which connects with Dorking and Guildford.

Furnishing

Furnished



Kitchen



Reception Room

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Guildford GU1 4HD

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