



Parklands Farm Cottages, Parklands

Shere, Guildford, GU5



Beyond your expectations

Pretty 2 bedroom semi-detached character cottage

Hamptons International

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2 bedrooms | en suite family bathroom | utility/wc | sitting area | dining area | kitchen | 90ft rear garden | greenhouse

Guide Price £485,000 Freehold

Description

Parklands Farm Cottages is a pretty character property in a stunning 'edge of village' location. The property has been cleverly extended with a real focus on creating bright and spacious accommodation. Entered via a well proportioned hallway with plenty of room to hang coats and boots and there is a utility room and wc. which was formerly the downstairs bathroom and could be converted back if required. The main reception space is open plan with a centrally located chimney and log burner creating a real focal point for the room. The garden/dining room extension was constructed using lots of glass which makes the most of the views to the rear of the property and maximises the available light in the home. French doors lead to the raised patio area with the beautiful gardens beyond. On the first floor the space continues to be bright and spacious with two well proportioned double bedrooms and an ensuite bathroom from the master bedroom. Both bedrooms benefit from beautiful rural views to the rear.

Outside

To the front of the property a pretty gateway leads to a charming patio area taking you to the front door and also to the covered side access. The covered pathway leads to a side door into the property and on to the rear garden, as well as providing a dry storage area for logs etc. The rear garden has a pretty raised patio area directly to the rear of the home, which looks over the garden and rural views beyond. The garden is mainly laid to lawn area with raised beds that are currently used for growing fruit

and vegetables. At the end of the garden there is an area currently used for kennelling and a storage shed.

Location

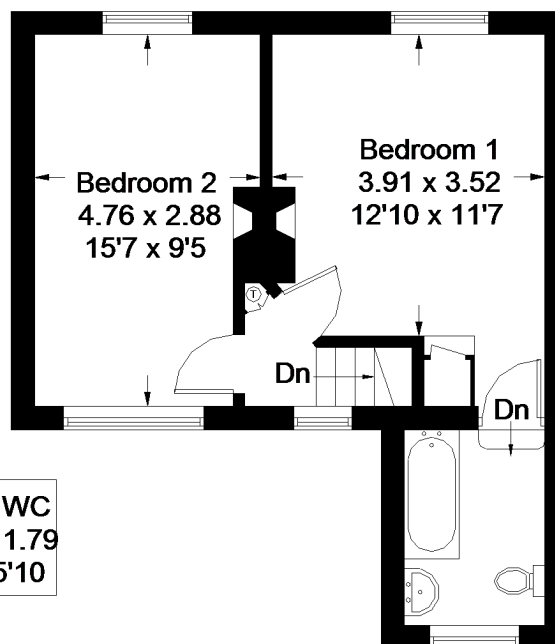
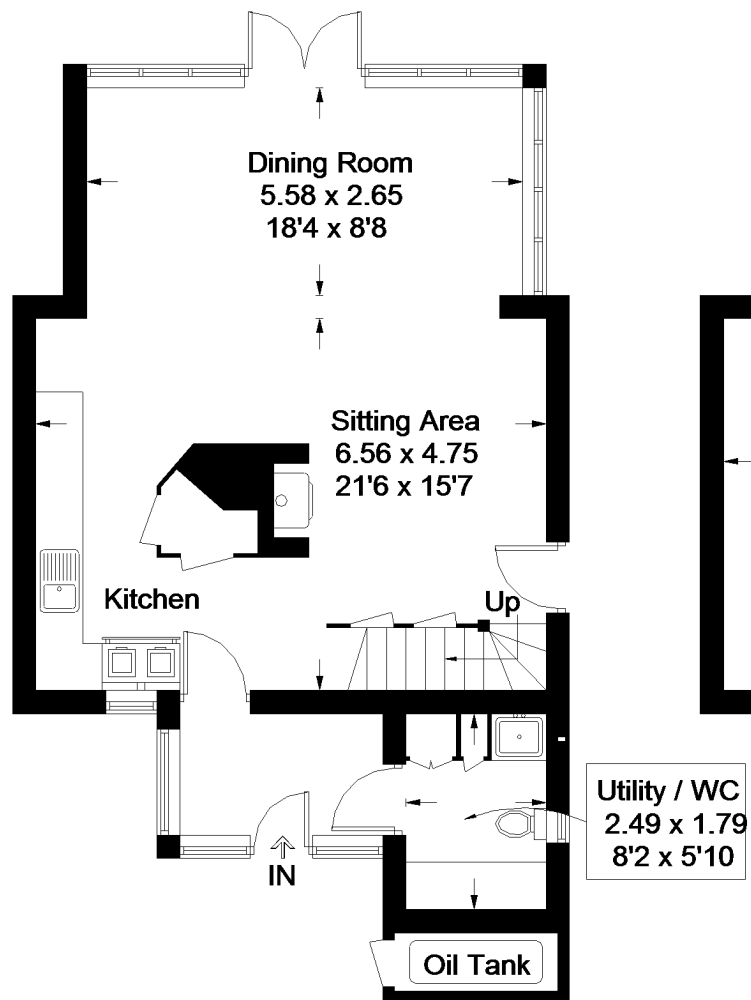
The cottage is situated on the edge of Shere which is a highly sought-after village with a fine church, stream, inns and shops for daily needs. Surrounded by beautiful countryside, the village is about 6 miles from Guildford which has an excellent range of shopping, educational, cultural and leisure facilities and a main line station with services to London Waterloo in approximately 38 minutes. Gomshall village, about 1.5 miles has a branch line which connects with Guildford and Dorking and there are further shopping facilities in Dorking and Cranleigh, each about 7 miles distant.

Additional Information

Guildford Borough Council Tax Band: E. Mains electricity. Private drainage. Oil fired heating.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	12	
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		



Parklands, Shere, Guildford

Approximate Gross Internal Area = 94.7 sq m / 1019 sq
 Oil Tank = 1.6 sq m / 17 sq ft
 Total = 96.3 sq m / 1036 sq ft



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This plan is for layout guidance only.
 Drawn in accordance with
 RICS guidelines. Not drawn to
 scale, unless stated. Windows &
 door openings are approximate.
 Whilst every care is taken in the
 preparation of this plan, please check
 all dimensions, shapes & compass
 bearings before making any
 decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor 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. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

