



Tilings, Guildford Road, Shamley Green, Guildford
Surrey

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**STRUTT
& PARKER**

BNP PARIBAS GROUP 

Tilings Guildford Road, Shamley Green, Guildford, Surrey GU5 0RT

A detached 5-bedroom family home located at the heart of a sought-after village, near to local amenities

Wonersh 1.0 mile, Shalford station 2.9 miles (Guildford 5 minutes, London Waterloo 51 minutes), Cranleigh 4.4 miles, Guildford 5.2 miles, Godalming 5.2 miles, A3 (Portsmouth Road) 5.7 miles, London Heathrow Airport 25.9 miles, central London 36.2 miles

Enclosed porch | Reception hall | Sitting room
Family room | Dining room | Kitchen/breakfast room | Utility room | Cloakroom | 5 Bedrooms, 1 en suite | Family bathroom | Landscaped garden
Garage with log store | Garden store
EPC rating TBC

The property

Tilings is a sensitively extended tile-hung property offering almost 2,700 sq. ft. of light-filled, flexible accommodation arranged over two floors.

Configured for ideal family living and entertaining, the ground floor flows from a welcoming reception hall with a cloakroom. It leads to a wooden-floored sitting room featuring a bay window, inglenook fireplace with a woodburner, and full-height glazing with French doors to the terrace. A dining room, also with a bay window offers an exposed brick fireplace and useful storage. The extensive kitchen/breakfast room has a bespoke in-frame kitchen from Charter Walk, Haslemere with wall and base units including a solid oak breakfast bar, modern integrated appliances, a glazed door to the terrace and underfloor heating. A neighbouring inner hall, also with a glazed door to the terrace in turn gives access to a fitted utility/boot room with Belfast sink,

ample storage and access to the front. A vaulted wooden-floored family room with exposed beams, freestanding woodburner and patio doors to the terrace completes the ground floor. On the first floor the property offers a principal bedroom with fitted dressing area and modern en suite bathroom, four further bedrooms with one fitted as a study, three with built-in storage, and a contemporary family shower room. There are two airing cupboards, both with hot water cylinders, giving separate tanks for each bathroom and extensive built-in storage on the landing.

Outside

Having plenty of kerb appeal, the property is approached over a gravelled driveway offering private parking and giving access to a timber garage with log store. The generous southwest facing garden is a particular feature of the property and is laid mainly to level lawn bordered by mature shrubs and trees including several azaleas, fruit trees and large acer, giving a high degree of seclusion. There is a stream to side of the garden, a garden pond, numerous seating areas, a vegetable garden with raised beds, fruit cage, garden store and a wraparound split-level paved and decked terrace, ideal for entertaining. A side access gate and brick paved path leads to the driveway. To the rear of the garden is a gate leading to a footpath and neighbouring woodland.

Location

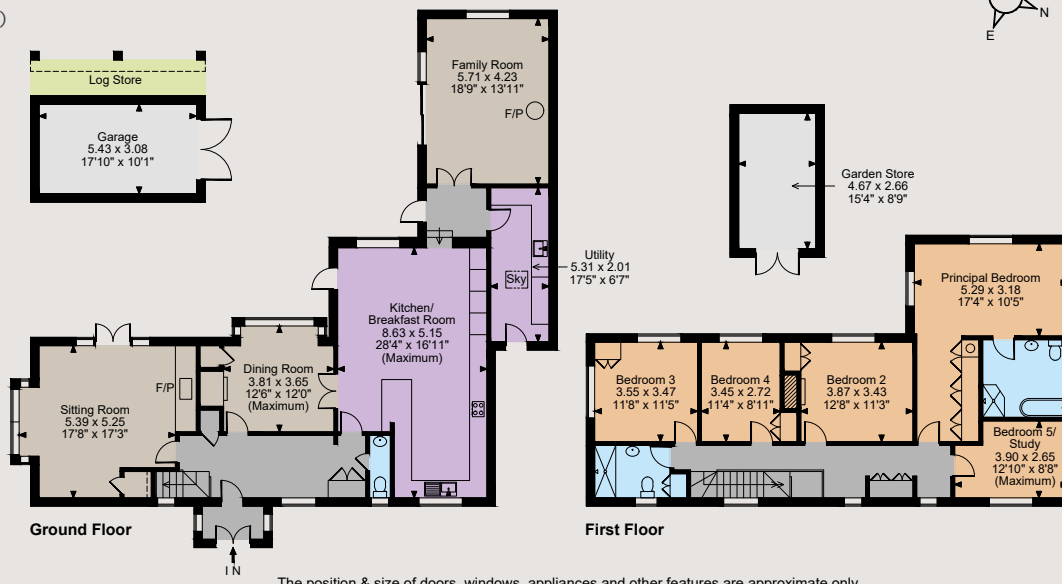
Located on the fringes of the Surrey Hills Area of Outstanding Natural Beauty, the small picturesque Surrey village of Shamley Green has a village green with pond and day-to-day amenities including a church, local shop and Post Office, a charming coffee shop, popular primary school and two public houses, one being The Red Lion, an award-winning gastro pub overlooking the cricket green. There is also a thriving community village hall. Cranleigh has an excellent range of shops, supermarkets, Golf and Country Club, popular Arts venue and a sports centre.





Floorplans

Tilings Guildford Road, Shamley Green, Surrey
 Main House internal area 2,672 sq ft (248 sq m)
 Garage internal area 180 sq ft (17 sq m)
 Garden Store internal area 134 sq ft (12 sq m)
 Total internal area 2,986 sq ft (277 sq m)
 Quoted Area Excludes 'External Log Store'
 For identification purposes only.



The position & size of doors, windows, appliances and other features are approximate only.
 □ □ □ □ Denotes restricted head height
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Location (cont.)

More extensive shopping, service, leisure and cultural amenities are available in Guildford and Godalming. Communications links are excellent: the nearby A3 links to the south coast, the M25 and motorway network and London's airports. Shalford station offers regular direct services to Guildford and central London. The area has a wide range of independent schools including Duke of Kent School, Longacre, St. Catherine's, Cranleigh, Royal Grammar, Tormead, Guildford High, St. Hilary's and Charterhouse.

Direction

Leave Guildford to the south along the A281, after 1.4 miles at Shalford take the 1st roundabout exit onto Kings Road (A248). Continue onto the B2128 and proceed through Wonesh. On entering Shamley Green, Tilings can be found on the right.
 What3words:///jingles.uniform.landlords

General

Local Authority: Waverley Borough Council.

Tel: 01483 523333

Services: Mains water, gas, electricity and drainage.

Council Tax: Band G

Tenure: Freehold

Guide Price: £1,800,000

Guildford

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