



**1 Long Acre Cottage, Firs Lane, Shamley Green,  
Guildford, Surrey, GU5 0UU**

## 1 LONG ACRE COTTAGE, FIRS LANE, SHAMLEY GREEN, GUILDFORD, SURREY, GU5 0UU

SPACIOUS COTTAGE

OPEN-PLAN KITCHEN/  
BREAKFAST ROOM

GAS FIRED AGA

DETACHED CAR BARN WITH  
POWER

KITCHEN GARDEN

QUIET VILLAGE LOCATION

RECEPTION ROOM WITH  
VAULTED CEILING

TWO LARGE DOUBLE  
BEDROOMS

AMPLE PARKING

GROUNDS OF APPROXIMATELY  
0.25 ACRES



**A most delightful character cottage  
that been subject to a skillful  
refurbishment project to provide  
spacious accommodation, all in  
approximately a quarter of an acre of  
grounds and gardens and in a sought-  
after Surrey village.**

### THE PROPERTY

1 Long Acre Cottage sits in approximately a quarter of an acre of well-tended grounds and gardens with plentiful parking and a double bay car barn. The property is situated in a sought-after Surrey village between Guildford's town centre and Cranleigh village whilst being surrounded by miles of picturesque countryside.

This wonderful character cottage provides ample accommodation to the ground floor comprising good sized sitting room with wood burning stove; large open-plan kitchen/breakfast room complete with gas fired AGA; separate utility area; spacious dining/family room with gas stove and vaulted ceiling with a south-facing hardwood conservatory attached, allowing light to flood in and access to the garden.

A bespoke handmade staircase leads to the first floor giving access to two double bedrooms, which share a spacious family bathroom accessed off a large landing area. The master bedroom is of particular note featuring a vaulted ceiling with exposed timbers.



## THE GROUNDS

The property is approached by a large gravelled driveway allowing parking for multiple vehicles with the added benefit of a detached double bay 'barn-style' car port with power and adjoining log store. The front garden is predominately laid to lawn with flower/shrub borders. There is a large and productive kitchen garden, ideal for those with green-fingers. The beautifully tended grounds continue to wrap around the property, where there is a paved patio area, and the rear section of garden is laid to lawn with mature raised borders and hedged perimeter providing privacy and seclusion.

## SITUATION

Shamley Green is an attractive village situated to the South East of Guildford between Wonersh and Cranleigh, within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding. Amenities include: Shamley Green Stores a multi-purpose village shop incorporating a post office, PFL Farm Shop, two public houses; the Red Lion and picturesque cricket green, Wonersh & Shamley Green Primary School and the highly-regarded Longacre Prep School. Cranleigh village is close by and for wider amenities Guildford town centre is easily accessible and offers a comprehensive range of shopping, social, recreational and educational facilities. The nearest railway station is Shalford, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. The A3 & A31 provide access to the South Coast and the M25 to central London & International airports. There is an excellent number of both state and private schools in the locality, serving all age groups.

GUILDFORD | 4.8 miles

CRANLEIGH | 4.4 miles

SHALFORD STATION | 3.5 miles

LONDON WATERLOO | from approx. 36 minutes by train (from Guildford mainline station)

CENTRAL LONDON | 37 miles

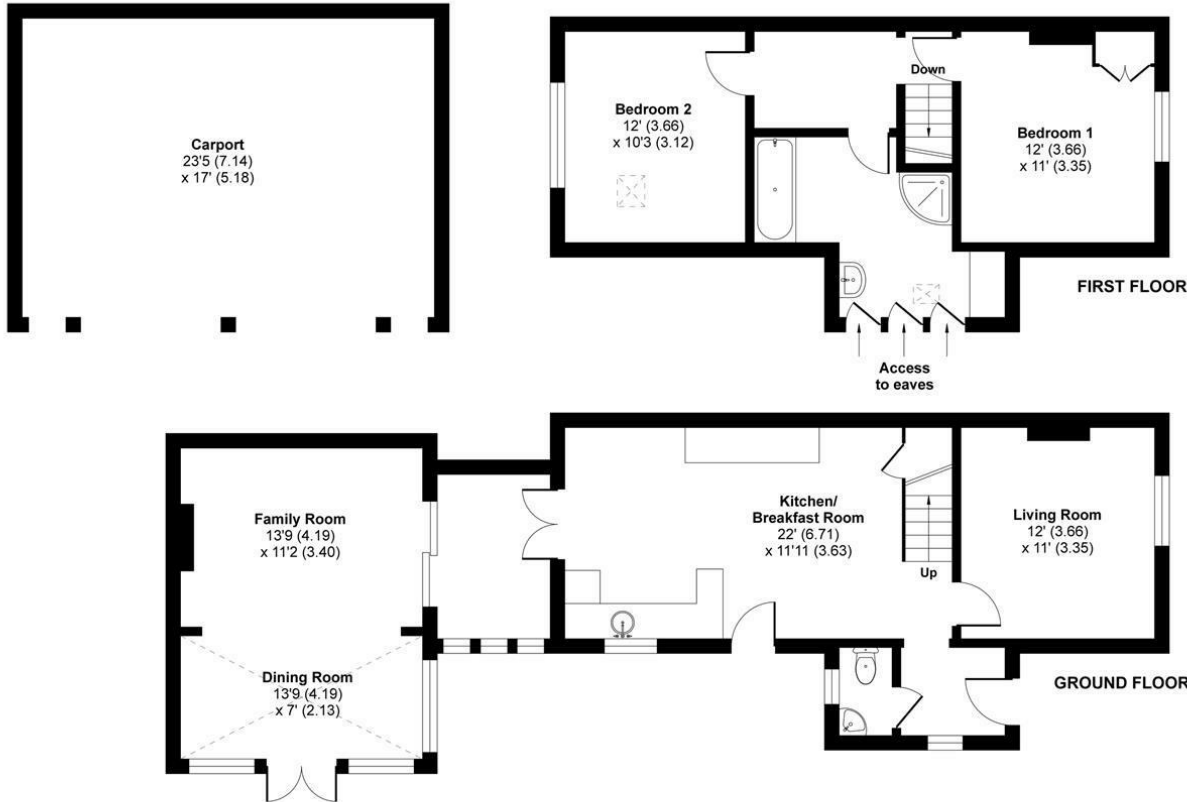
GATWICK AIRPORT | 23 miles



# Firs Lane, Shamley Green, Guildford, GU5

Approximate Area = 1214 sq ft / 113 sq m (excludes carport)

For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'checom 2021. Produced for Clarke Gammon. REF: 698533

## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band: D (£2,166.20 2022/2023)

## SERVICES

All mains services connected

26th May 2022

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG GUILDFORD OFFICE

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## DIRECTIONS

SAT NAV REF: (Post Code: GU5 0UU)

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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