



'Oak Hatch', Stonards Brow, Shamley Green, Guildford, Surrey, GU5 0UY

CLARKE



GAMMON

**' OAK HATCH', STONARDS BROW,
SHAMLEY GREEN, GUILDFORD, SURREY,
GU5 0UY**

TRADITIONAL FAMILY HOME	THREE BEDROOMS
REQUIRES UPDATING AND MODERNISATION	POTENTIAL TO EXTEND, STPP
INTEGRAL SINGLE GARAGE	GATED DRIVEWAY PARKING
PEACEFUL RESIDENTIAL LOCATION	SOUGHT-AFTER SHAMLEY GREEN VILLAGE
EASY ACCESS TO NEARBY TOWNS	EPC: D



A detached three-bedroom property with integral single garage and complimented by a secluded rear garden. The property would now require some modernisation and improvement to bring it up to modern day standards.

THE PROPERTY

An attractive detached family home, built we understand in the 1930's, to a Surrey Farmhouse style of brick and part-tile hung elevations with integral single garage. The property would now require some modernisation and improvement plus there is potential to enlarge, subject to the usual planning consents.

Accommodation comprises: Covered entrance porch opening to entrance hall with under stairs storage cupboard; dining area; living room with exposed brick fireplace with stone hearth and fitted coal effect gas fire and sliding patio doors opening to rear conservatory with tiled floor and doors opening to rear garden; kitchen/breakfast room with a range of white wall and base units and laminate worktops with ceramic sink unit, built-in larder cupboard, integrated appliances including Bosch ceramic hob with extractor fan above, Neff double oven, vinyl flooring; rear porch with integral door to garage; downstairs W.C; utility room with built-in broom cupboard and vinyl flooring. Upstairs, bedroom one with dual aspect, built-in wardrobe cupboard and vanity wash hand basin; bedroom two, additional double room with built-in cupboard and vanity wash hand basin; bedroom three, a single room with built-in cupboard and eaves storage cupboard; bathroom comprising panel-enclosed bath, pedestal basin, low-level W.C and part-tiled walls.



THE GROUNDS

To the front of the property, there is a tarmac driveway allowing off-road parking for two/three vehicles accessed via twin timber gates and gives access to an integral single garage. The front garden is laid to an area of lawn with shrub borders.

To the rear of the property, there is a sun terrace and steps leading down to an area mainly laid to level lawn with a vegetable garden, greenhouse, summerhouse, timber shed, lean-to gardeners machinery/tool store, well-stocked flower borders and mature conifer hedging/fenced perimeter.

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 | 5 miles

CRANLEIGH | 4 miles

SHALFORD STATION | 3.5 miles

LONDON WATERLOO | from approx. 35 minutes by train (from Guildford mainline station)

GATWICK AIRPORT | 24 miles

CENTRAL LONDON | 37 miles

Stonards Brow, Shamley Green, Guildford, GU5



Approximate Area = 1426 sq ft / 132.4 sq m
 Limited Use Area(s) = 85 sq ft / 7.8 sq m
 Garage = 124 sq ft / 11.5 sq m
 Outbuilding & Store = 116 sq ft / 10.7 sq m
 Total = 1751 sq ft / 162.4 sq m

LOCAL AUTHORITY

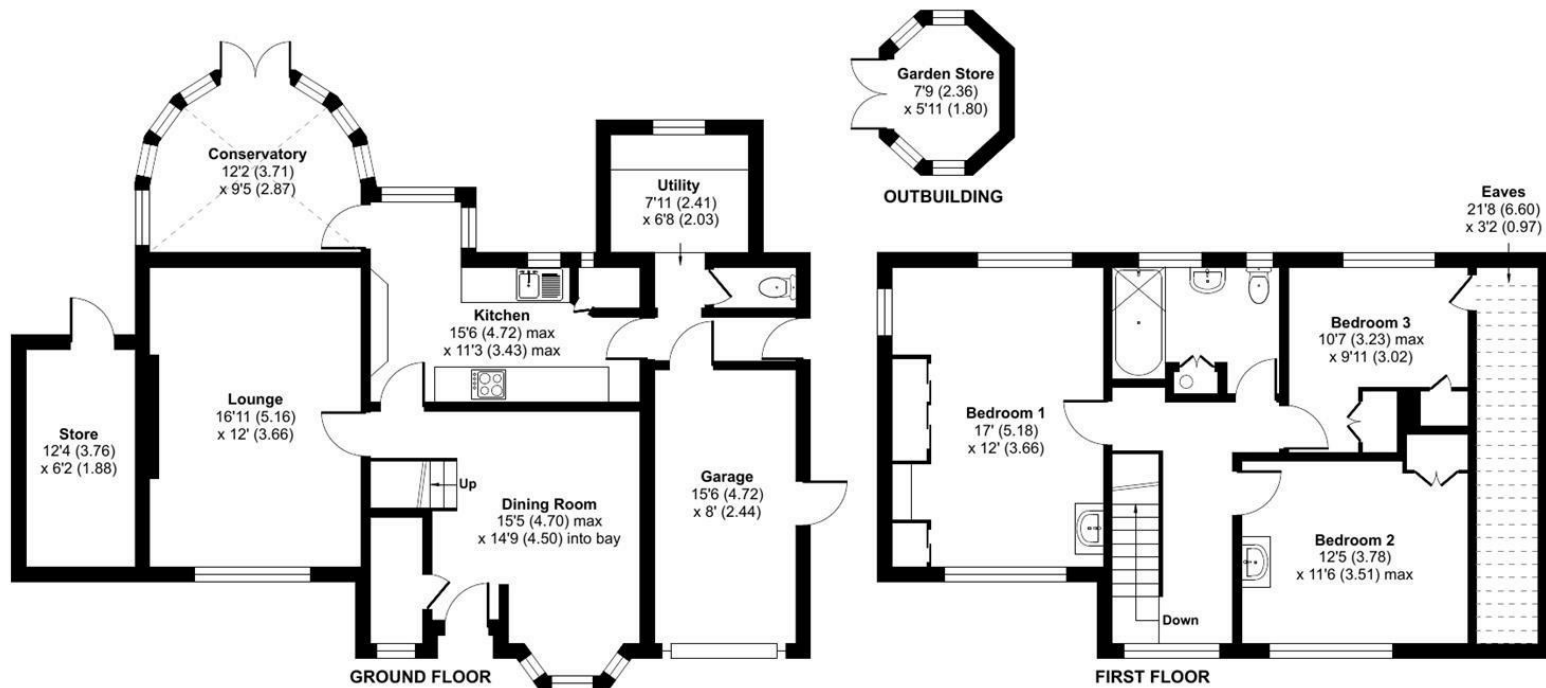
Waverley Borough Council

COUNCIL TAX

Band: G

SERVICES

All mains services connected



3rd January 2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Clarke Gammon. REF: 1064815

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DIRECTIONS

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

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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HASLEMERE OFFICE
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LIPHOOK OFFICE
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