



PANTRY'S
The Square, Shere, Guildford, Surrey, GU5 9HG

HILL CLEMENTS

PANTRY'S**The Square, Shere, Guildford, Surrey, GU5 9HG**

In the conservation area in the heart of this picturesque village, an attractive and beautifully presented Grade II Listed period house set in a secluded landscaped garden with frontage to the river Tillingbourne.

**4 BEDROOMS: BATHROOM: SITTING ROOM: DINING ROOM: KITCHEN OPENING TO FAMILY ROOM:
CLOAK/UTILITY ROOM: GAS-FIRED HEATING: GARDEN STORE: WELL TENDED LANDSCAPED GARDEN**

Village Shops – 100 yards. Guildford (Waterloo 38 minutes) – 5.75 miles.
Clandon Station (Waterloo 50 minutes) – 4.5 miles. Cranleigh – 6 miles. Dorking – 6 miles.

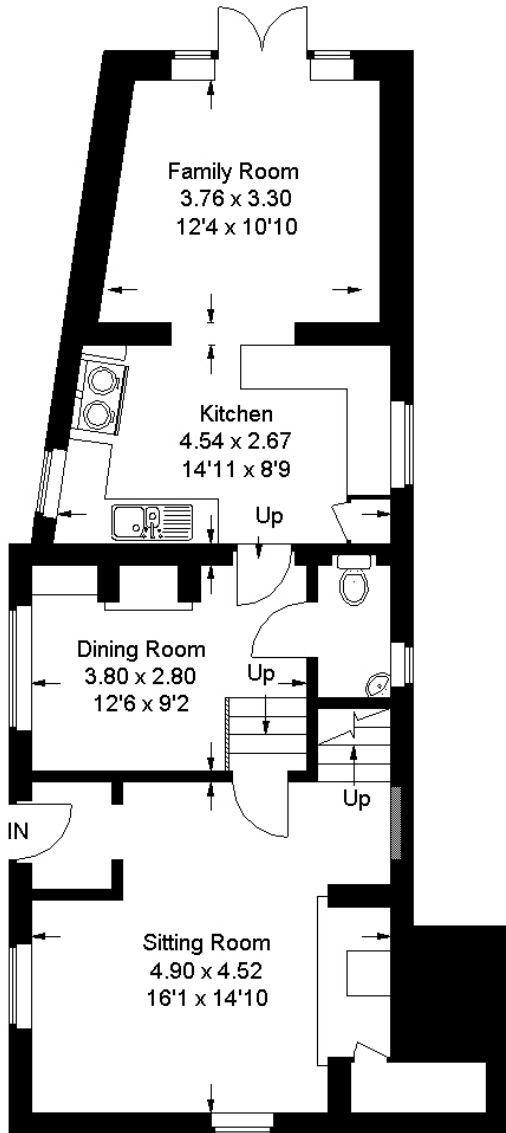
PRICE GUIDE: £625,000 FREEHOLD

Situation Shere is renowned as one of Surrey's most picturesque villages situated beside the Tillingbourne river with its pretty period cottages, local shops, two pubs, restaurant, doctors' surgery, fine Norman church, primary school and swimming pool. Pantry's stands in a highly convenient central position in the village square adjacent to the church in the heart of the conservation area. Guildford and Dorking are within six miles providing more comprehensive amenities and the village is surrounded by extensive areas of protected countryside, including the Surrey Hills and the North Downs with many lovely walks.

Description Pantry's comprises a most attractive, attached period house of 17th century origin with Victorian and later additions, which is Grade II Listed as being of architectural and historical interest. Typical of the period, the charming interior is full of character and is presented to a high standard throughout. On the ground floor, there is a sunny double aspect beamed sitting room with inglenook fireplace,

a separate dining room, a high quality handmade oak fitted kitchen with gas-fired Aga leading to a family room at the rear with doors opening onto the garden. There are three bedrooms and a recently fitted bathroom on the first floor and a further bedroom on the second floor. Within the well maintained landscaped garden, there is a useful oak-built garden store, a sunny terrace with vine-clad pergola perfect for al fresco dining and a path leads down to a riverside terrace beside the Tillingbourne.

Directions From Guildford, take the A246 Epsom Road for about two miles to the roundabout at Merrow. Take the third exit, which leads beside the church into Trodds Lane. After about one mile, at the T-junction at the top of the hill, turn right onto the A25. Proceed for 1.7 miles and turn right, signposted Shere. Continue down the hill into the village centre and turn right into Middle Street. After about 200 yards, turn left opposite The White Horse pub into The Square and Pantry's will be seen after 50 yards on the left. (Post code: GU5 9HG)

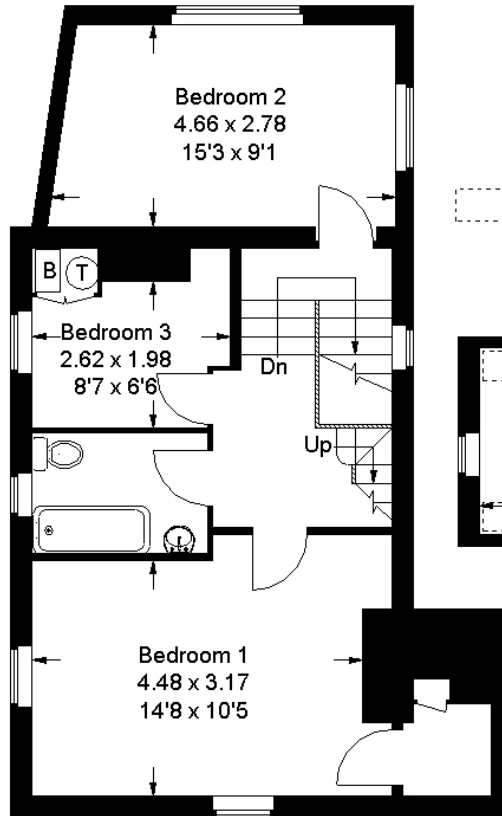


Ground Floor

Approximate Gross Internal Area
 Ground Floor :- 64 sq m / 689 sq ft
 First Floor :- 52 sq m / 560 sq ft
 Second Floor :- 13 sq m / 140 sq ft
 Total :- 129 sq m / 1388 sq ft

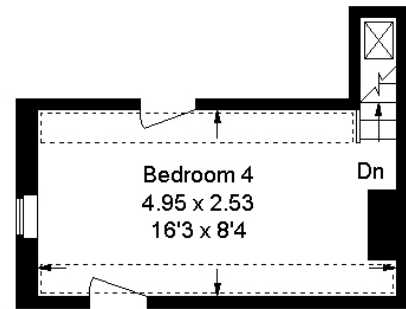


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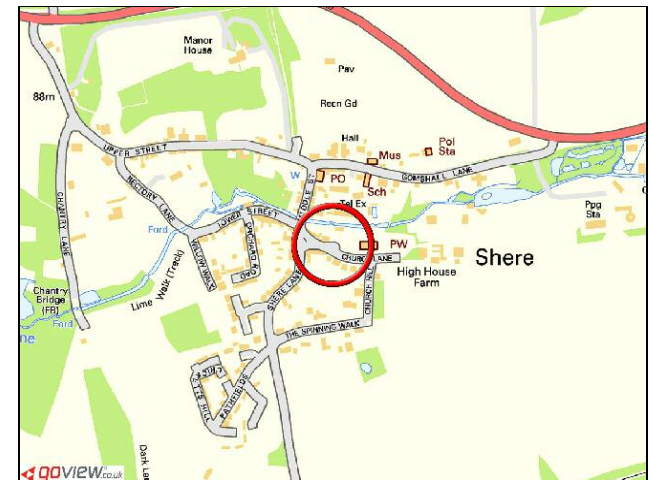
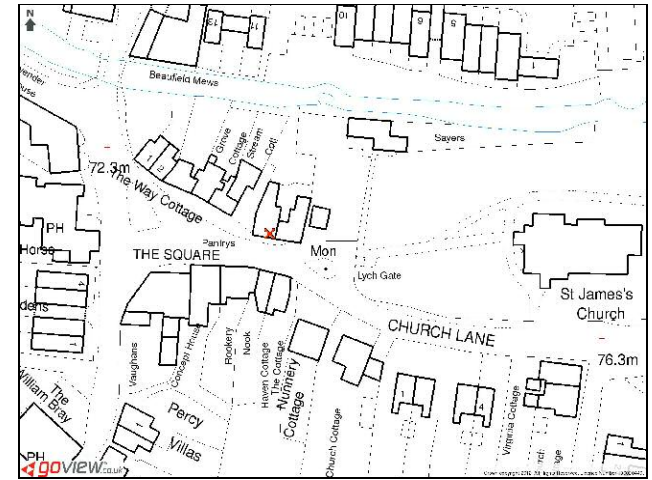


First Floor

= Reduced headroom below 1.5 m / 5'0



Second Floor



Address: Pantiva, The Square, Shere, GUILDFORD, GU5 9HG
 EPC Ref: 2789-9039-6257-9262-6344

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
38	46	34	40

Energy Efficiency Rating: 38 (Current), 46 (Potential)

Environmental Impact (CO₂) Rating: 34 (Current), 40 (Potential)

England & Wales

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