



OAKLEY COTTAGE

Farley Green, Guildford, GU5 9EG

PRICE GUIDE:

£1,350,000 FREEHOLD



HILL CLEMENTS

OAKLEY COTTAGE

Shophouse Lane, Farley Green, Guildford, Surrey GU5 9EG

In a quiet rural setting high in the Surrey Hills and backing on to open fields, – an attractive detached tile hung family house, built in the 1930's and extended in the 1960's, with space and scope to extend again, subject to planning, set within a lovely 0.23 acre garden with a truly rural atmosphere

- 4/5 BEDROOMS
- FAMILY BATHROOM
- ENTRANCE HALL
- CLOAKROOM
- SITTING ROOM
- FAMILY/ DINING ROOM
- KITCHEN
- GARAGE WITH UTILITY AREA
- LOVELY 0.23 ACRE GARDEN
BACKING ONTO FIELDS
- COUNCIL TAX BAND G
£3780.23 2023/4
- EPC - E

Shere Village Shops – 2.5 miles
Guildford (Waterloo 38 mins) – 7 miles

The Location

Oakley Cottage is situated in a lovely rural location high in the Surrey Hills, between Guildford and Dorking, in an Area of Outstanding Natural Beauty. There is easy access by car to Cranleigh, Dorking and Guildford and the area is surrounded by miles of protected countryside, including Farley Heath, Winterfold and Blackheath, which all provide miles of footpaths and bridleways. There are local shops at Shere and Albury and Guildford is about seven miles, with its excellent range of shops and schools and Cranleigh is about five miles to the south, with its bustling High Street, supermarkets and schools.

The Property

Oakley Cottage is a really attractive detached tile hung family house, built in the 1930's and extended, we believe, in 1960. The accommodation is very light and airy and has been modernised and well maintained by the present owners. There is considerable space and scope to further extend, subject to planning approval, as the garden is so large. There are two lovely reception rooms with views over the large terrace and garden to fields at the rear, and a kitchen with rear hall and cloakroom on the ground floor. There is a utility area at the rear of the garage and this rear area would lend itself perfectly for extension. On the first floor there are five bedrooms, although the fifth is perfect as a study. Outside there is a gravel driveway leading to the garage and large parking area in the front of the house with a lawned front garden. The rear garden is a stunning feature and comprises a large entertaining terrace with steps up to a lawn, surrounded by mature hedging with a post and rail fence at the rear, which backs on to open fields. In all 0.23 acres.

Directions

From Guildford take the A246 Epsom Road to Merrow and turn right at the roundabout into Trodds Lane. Turn right at the end onto the A25 and carry on over Newlands Corner and turn right at the bottom of the hill onto the A248. Turn first left signed Farley Green and on reaching the green in Farley Green, turn left into Shophouse Lane. Oakley Cottage will then be found on the left before reaching Kingsfield.



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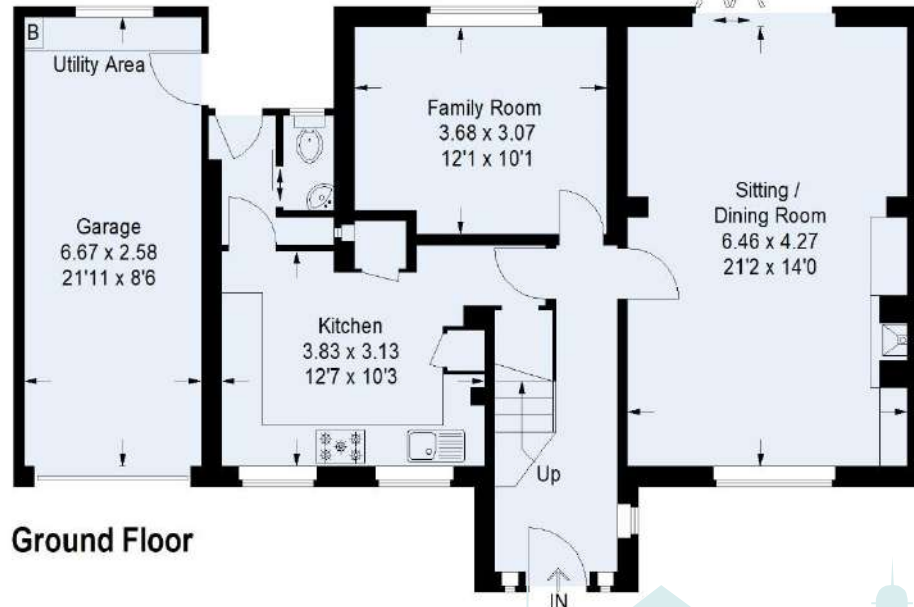
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Approximate Gross Internal Area
 Ground Floor = 65.8 sq m / 708 sq ft
 First Floor = 72.9 sq m / 785 sq ft
 Garage = 17.2 sq m / 185 sq ft
 Total = 155.9 sq m / 1678 sq ft



First Floor



Ground Floor

This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.

