WILLOWMEAD
5 Highcroft, Shamley Green, Guildford, Surrey, GU5 0UE

HILL CLEMENTS

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Quietly situated at the head of a private 'no through' road within 300 yards of the centre of this picturesque village, an extremely well presented family house set in a sunny and secluded garden of just under half-an-acre.

5 DOUBLE BEDROOMS: BATHROOM: 2 SHOWER ROOMS: HALL: CLOAKROOM: SITTING ROOM: DINING ROOM: STUDY: 29FT. FAMILY ROOM: KITCHEN/BREAKFAST ROOM: UTILITY ROOM: SEPARATE WC: GAS-FIRED CENTRAL HEATING: INTEGRAL DOUBLE GARAGE WITH WORKSHOP AREA: TWO BAY OPEN-FRONTED BARN-STYLE GARAGE: GARDEN SHED: GREENHOUSE: BEAUTIFUL MATURE LANDSCAPED GARDEN OF ABOUT 0.47 ACRE.

Shamley Green village centre – 300 yards.   Cranleigh – 4 miles.
Guildford (Waterloo 38 minutes) – 5 miles.   A3 – 6 miles.   London – 35 miles.

PRICE GUIDE: £1,195,000 FREEHOLD

Situation

Lying just five miles south-east of Guildford, Shamley Green is a picturesque old world village with pretty period houses and cottages grouped around a large central green with cricket pitch and duck pond. Highcroft comprises a highly regarded private cul-de-sac of just seven individual character houses quietly situated just to the south of the green and within 300 yards of the village centre. The Post Office,/general store, two pubs, parish church, primary school and Longacre School are all within easy walking distance, whilst St. Catherine's School at Bramley and Cranleigh School are both within ten minutes' drive. The village is surrounded by extensive areas of protected countryside, including Farley Heath, Blackheath and Winterfold, providing many lovely walks. For more extensive facilities, Cranleigh is within four miles and Guildford is five miles with main line station and frequent commuter service to Waterloo in 38 minutes.
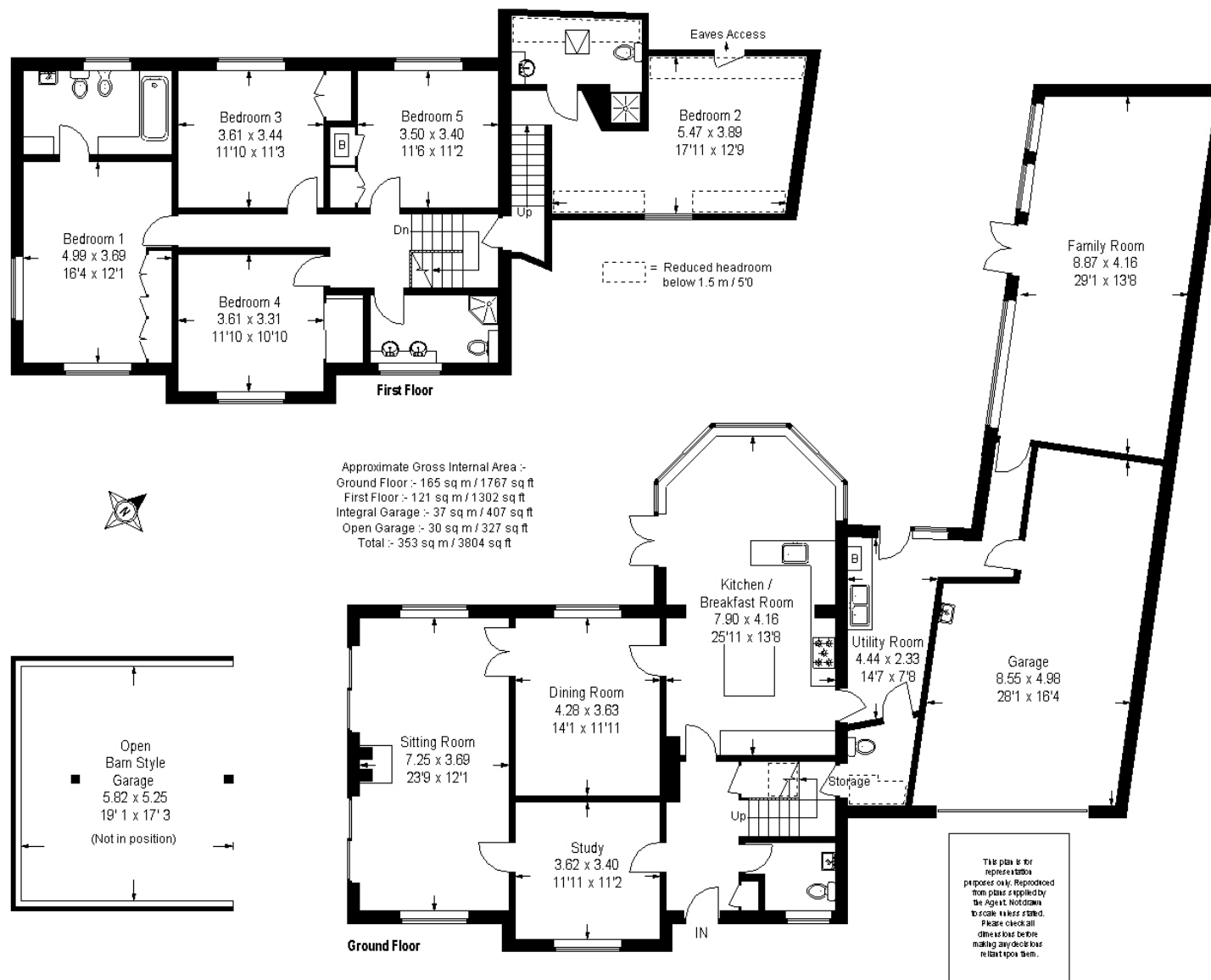
Description

Willowmead comprises an attractive and extremely well presented character house that was built in 1964 and stands in a large secluded garden, quietly situated at the head of the cul-de-sac. The elevations are of brick with tile hanging and double glazed windows under a clay tiled roof. In more recent years, the present owners have skilfully carried out significant improvements to the property, including the addition of a new sitting room and principal bedroom suite, a new breakfast room, a 29 feet family room with vaulted ceiling overlooking the rear garden, a new guest bedroom suite and a new two-bay barn-style open-fronted garage. At the heart of the house on the ground floor is a high quality bespoke oak kitchen, which opens into the fully glazed breakfast room, ideal for informal day-to-day living. The sunny triple aspect sitting room with open fireplace is perfect for entertaining with two sets of doors leading out to a large paved terrace, whilst the family room would also be ideal as a studio or home office and offers scope to create a separate annexe, if required. Outside, the beautiful well maintained garden extends to just under half-an-acre and provides a lovely, secluded and sunny setting for the house with level lawns, specimen trees, a lilypond and a wide variety of flowering shrubs, including camellias, azaleas and rhododendrons.

Directions

From Guildford, proceed south on the A281 Horsham road for 1.5 miles to the roundabout in Shalford and turn left, signposted Wonersh. Proceed through Wonersh village to the centre of Shamley Green. On leaving the green, continue past The Bricklayers Arms pub on the left and then immediately turn right into Highcroft. Willowmead, No. 5, will be found at the end on the right. (Post code: GU5 0UE)

First Floor

Bedroom 3
3.61 x 3.44
11'10 x 11'3

Bedroom 5
3.50 x 3.40
11'6 x 11'2

Eaves Access

Bedroom 2
5.47 x 3.89
17'11 x 12'9

Bedroom 1
4.99 x 3.69
16'4 x 12'1

Bedroom 4
3.61 x 3.31
11'10 x 10'10

Up

Dn

☐ = Reduced headroom
below 1.5 m / 5'0

Family Room
8.87 x 4.16
29'1 x 13'8

Ground Floor

Open
Barn Style
Garage
5.82 x 5.25
19' 1 x 17' 3

(Not in position)

Approximate Gross Internal Area :-
Ground Floor :- 165 sq m / 1767 sq ft
First Floor :- 121 sq m / 1302 sq ft
Integral Garage :- 37 sq m / 407 sq ft
Open Garage :- 30 sq m / 327 sq ft
Total :- 353 sq m / 3804 sq ft

Kitchen /
Breakfast Room
7.90 x 4.16
25'11 x 13'8

Dining Room
4.28 x 3.63
14'1 x 11'11

Sitting Room
7.25 x 3.69
23'9 x 12'1

Study
3.62 x 3.40
11'11 x 11'2

Utility Room
4.44 x 2.33
14'7 x 7'8

Storage

Up

IN

Garage
8.55 x 4.98
28'1 x 16'4

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from plans supplied by
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to scale unless stated.
Please check all
dimensions before
making any decisions
reliant upon them.