



## THE FORGE

The Green, Shamley Green,  
Guildford, Surrey, GU5 0UB

HILL CLEMENTS

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Overlooking the village green in the heart of the conservation area, a picturesque Grade II Listed Victorian cottage, attractively presented throughout and set in a lovely secluded garden of about 0.40 acre adjoining fields at the rear

**3 DOUBLE BEDROOMS: 2 BATHROOMS: HALL: CLOAKROOM: SITTING ROOM: DINING ROOM: FAMILY ROOM:  
KITCHEN: CONSERVATORY/GARDEN ROOM: UTILITY ROOM: DOUBLE GARAGE: OUTBUILDINGS:  
WELL MAINTAINED LEVEL GARDEN OF ABOUT 0.40 ACRE**

Guildford (Waterloo 38 minutes) – 5 miles.      Cranleigh – 4 miles.

**PRICE GUIDE: £1,000,000 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. The Forge stands in a prime central position in the village conservation area with a lovely rural outlook over fields to the rear. 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.

### Description

The Forge is an extremely attractive Grade II Listed cottage that dates from 1869 and was originally the village blacksmith's cottage. It is constructed with elevations of mellow Bargate stone and brick with pretty original cast iron windows at the front under a clay tiled roof. Within the last 20 years, the rear of the cottage was skilfully extended to provide a new kitchen with principal bedroom suite above. In addition, a large double glazed conservatory/garden room designed for year-round use was also added. Typical of the period, the interior is full of character and is most attractively presented throughout. Outside, there is a large double garage and a lovely, secluded garden of about 0.40 acre with views over the adjoining fields at the rear.



## Ground Floor

Tiled **Porch** with outside lights and part glazed front door to

**Hall** (NW) shelved cupboard, radiator, Amtico floor, display shelves, coats cupboard.

**Cloakroom** (NW) vanity wash basin with cupboard under, wc, Amtico floor, extractor, radiator.

**Family Room** (NW) marble fireplace, book/display shelves, beamed ceiling, radiator, two wall light points, secondary double glazing.

Double doors to

**Sitting Room** (SW & NW) overlooking the Green, marble fireplace with pine mantel, pine shelved cupboard and two ranges of book/display shelves, radiator, wall light point, understairs cupboard with pine door and book shelves, secondary double glazing.

**Dining Room** (SW) overlooking the Green, range of book/display shelves, radiator, two picture light points, secondary double glazing, door to

**Lobby** with original front door leading to a rustic Porch.

Approached from the Hall:-

**Kitchen** (NW) range of handmade oak wall and floor cupboards with laminate work surfaces, 1½ bowl inset sink, Bosch 4-ring gas hob with extractor above, Creda electric double oven, Miele dishwasher, waste bin, kickspace heater, radiator, Nofrost fridge/freezer.

**Utility Room** (SE) sink with drawers under, range of wall shelving, plumbing for washing machine, extractor, quarry tile floor.

**Conservatory/Garden Room** (NE & NW) overlooking the garden and fields at the rear, fully double glazed, double doors to the garden, two radiators, ceramic tiled floor, three wall light points, external sun awning.

**Boiler Room** with Ideal Mexico gas-fired boiler.

## First Floor

Staircase to **Landing** with heated linen cupboard, shoe cupboard, radiator, hatch with ladder to the insulated roof space.

**Principal Bedroom Suite** comprising:-

**Bedroom 1** (NE & NW) with a lovely outlook over the garden, closet, two built-in wardrobe cupboards, window seat with drawers under, radiator, two wall light points, secondary double glazing.

**Bathroom 1** (NW) bath with mixer tap and handshower, vanity wash basin with drawers under, wc, heated towel rail/radiator, extractor, wall light point.

**Bedroom 2** (SW & NW) overlooking the Green, vanity wash basin with cupboard under, built-in double wardrobe cupboard and further recessed wardrobe cupboard, radiator, secondary double glazing.

**Bedroom 3** (SW) overlooking the Green, built-in wardrobe cupboard and shelved cupboard, radiator, secondary double glazing.

**Bathroom 2** (NW) bath with mixer tap and handshower, vanity wash basin with cupboards under, wc, heated towel rail/radiator, extractor, wall light point.



## Outside

Two sets of gates open onto a sweeping shingle driveway that leads to the

**Double Garage** of brick and tile construction with two up-and-over doors at the front, a hatch to a large boarded roof storage area and a side door.

**Garden Shed. Log Store. Potting Shed.**

## The Garden

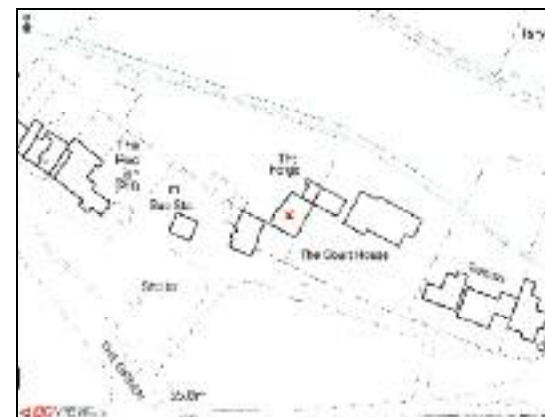
At the front, a central path leads to the original front door beside lawns with lavender and roses. A five bar gate to the side of the cottage opens through to the large rear garden with a paved sun terrace and level lawn, a well stocked herbaceous bed, rose garden and apple trees. This well maintained garden provides a lovely secluded setting with a rural outlook over fields.

**In All About 0.40 Acre.**

**NB:** Photographs of the exterior of the house and garden taken in October 2011. Property first marketed 5<sup>th</sup> March 2011.

## Directions

From Guildford, proceed south on the A281 Horsham Road for 1.5 miles to the roundabout in Shalford. Turn left, signposted Womersley and proceed through Womersley village to the centre of Shamley Green. Immediately before the left hand turning to Woodhill Lane, opposite the village store, turn left opposite the bus shelter and The Forge will then be seen to the right of The Cook Shop. (Post code: GU5 0UB)



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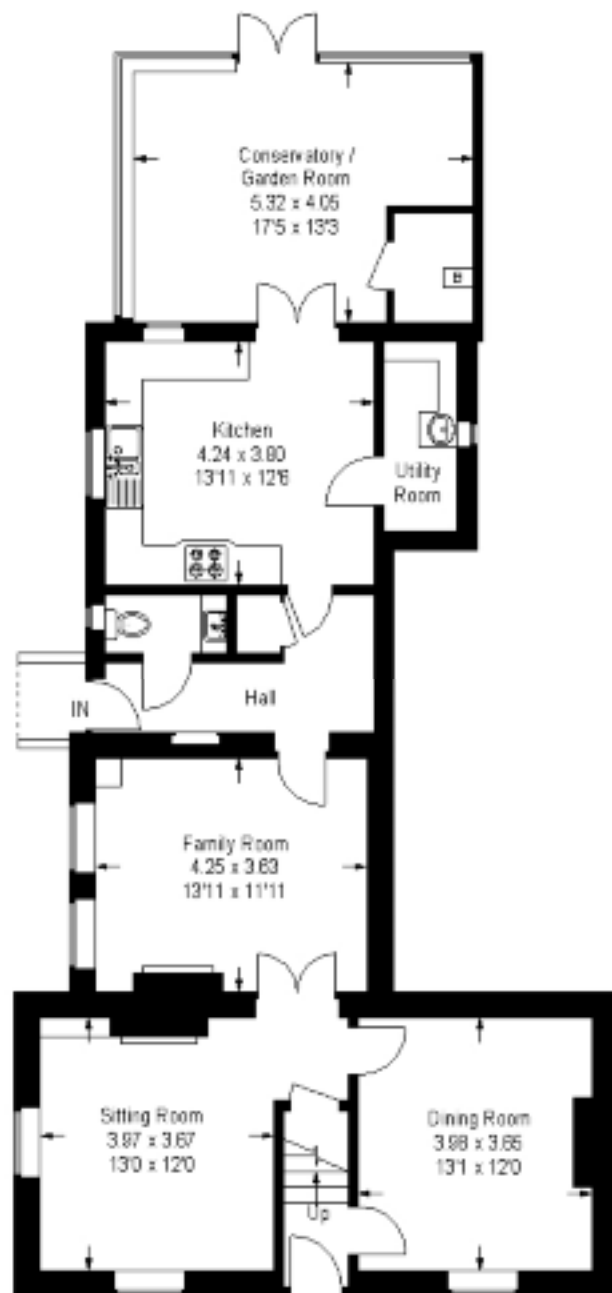


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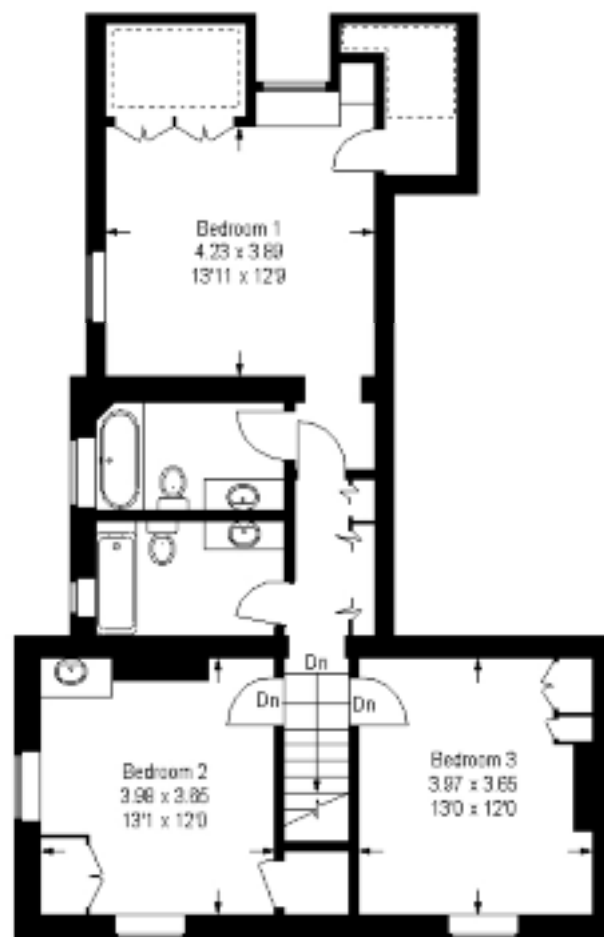




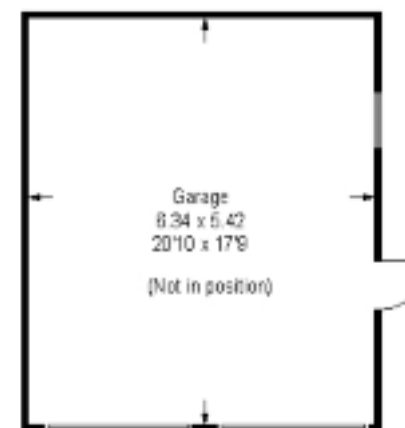




Ground Floor



First Floor



= Reduced headroom below 1.5 m / 5'0"



Approximate Gross Internal Area  
Ground Floor :- 105 sq m / 1130 sq ft  
First Floor :- 79 sq m / 836 sq ft  
Garage :- 34 sq m / 366 sq ft  
Total :- 217 sq m / 2336 sq ft

This plan is for  
approximate  
purpose only  
and is not to be  
used for legal  
purposes.  
Please check all  
dimensions and  
details on site  
before making any  
offer or purchase.

