



TREETOPS
SHAMLEY GREEN, SURREY



IN AN ELEVATED COUNTRY SETTING WITH DISTANT VIEWS, ON THE EDGE OF SHAMLEY GREEN

ACCOMMODATION

Reception hall | Drawing room | Sitting room | Study | Substantial kitchen/breakfast room/family room
Utility/boot room | Cloakroom | Walk-in coat cupboard

Principal bedroom suite with dressing area | Five further bedrooms (one currently used as a media room)
Three further bath/shower rooms

Cottage with two bedrooms, sitting room, kitchen and shower room

Covered swimming pool | Double garage | Garden store

Landscaped gardens

In all about 1.975 acres



SITUATION

Treetops is situated on the Guildford side of one of Surrey's most sought-after villages, in an elevated setting, with distant westerly views.

Shamley Green provides an excellent village shop/post office and two public houses, as well as the picturesque cricket green. Whilst being on the fringes of the village, the house is also only 4.5 miles from Guildford, which offers extensive shopping and recreational facilities, including the Yvonne Arnaud theatre and the Spectrum Leisure Centre.

There are many excellent schools close by including Wonersh & Shamley Green Infants School, Charterhouse, St Hillary's, the 6th Form College and Prior's Field in Godalming, plus Aldro in Shackleford, St Catherine's in Bramley (from pre-school), Cranleigh School (from pre-school), The Royal Grammar School and The High School in Guildford.

The surrounding Surrey Hills offer unrivalled opportunities for riding, walking or cycling in some of the county's most beautiful scenery.

Distances

Shamley Green cricket green and stores 0.8 miles, Godalming 6 miles (London Waterloo from 43 mins), Farncombe 5.2 miles (London Waterloo from 40 mins), Guildford 4.5 miles (London Waterloo from 35 mins), Cranleigh 4.5 miles Milford 7.4 miles (London Waterloo from 47 mins).

Roads: A3 Guildford 4.6 miles, M25 (Wisley Junction 10) 15 miles.

Airports: London Heathrow 30 miles, London Gatwick 25 miles.

(Distances and times approximate)



TREETOPS

Treetops was completed for our clients in 2014, under the guidance of the locally renowned architect Michael Conoley. The house has thoughtfully been designed for family living, with the kitchen/breakfast room being the focal point.

As soon as you enter the house, into the substantial reception hall, you get a sense of light and space, whilst there is parquet flooring and an oak staircase to the first floor.

The heart of the house is the wonderful kitchen/breakfast/family room with painted Shaker style units and quartz worksurfaces, which enjoys distant views towards Hascombe, over the gardens. Off this, is the oak framed sitting room, again with parquet flooring and doors out onto the terrace. Additionally, off the kitchen/breakfast/family room is a fitted study.

On the first floor is an excellent balance of bedrooms and bathrooms, with an additional two bedrooms and a shower room on the second floor. One of these bedrooms is currently used as a media room. Many of the bedrooms enjoy the wonderful distant views to the west.

Treetops provides an incoming purchaser the opportunity of buying a modern family home, in a highly sought after and accessible location, surrounded by excellent schools.









Cottage



Cottage

OUTBUILDINGS

Raised up and set away from the house is the two-bedroom cottage.

Adjacent to this is the double garage with boarded roof storage. The garage houses the workings for the swimming pool and is accessed just beyond the main gates. There is also a heated covered swimming pool. This is heated by an air source heat pump, located by the garage.

GARDEN AND GROUNDS

Treetops is approached through electrically operated wooden double gates onto a gravelled driveway fronting the house, providing generous parking with an EV charger. This is surrounded by established mature shrub borders providing an array of colour in the spring and summer with lavender edged steps leading up to the cottage.

The gardens lie predominantly to the rear of the house with a substantial terrace area. Steps lead up to a further decking area adjoining the swimming pool area. The gardens are interspersed with numerous mature trees and shrubs and manicured hedging including acers, camelias, flowering cherries, a weeping willow and a monkey puzzle.

The gardens are divided in formal and less formal areas with mown pathways. Running along the raised northern boundary are mature fruit trees including apples, plums and pears. Beyond this is a substantial oak tree in a lovely raised area, from which you can enjoy the distant views.



PROPERTY INFORMATION

Services: We are advised by our clients that the property has mains water, electricity and private drainage. The heating in the house is via a ground source heat pump and the Cottage, via an air source pump. In the main house we understand that underfloor heating is on the ground and first floors. There are solar panels on the garage roof providing electricity. Any electricity that is not used at that time, is then returned to The Grid.

Local Authority: Waverley Borough Council
01483 523333

Energy Performance Certificate: Rating: Band B

Council Tax Band: H

Tenure: Freehold

Right of Way: There is a footpath that runs discretely just inside the southern and across the tip of the western boundaries of the gardens.

What3Words: beaks.mutual.tree

Directions (Postcode: GU5 0RB)

From Guildford follow the A281 Horsham Road heading south towards Shalford. At the roundabout at Shalford Green turn left on to the A248 signposted Wonersh. Continue through the village of Wonersh on

the B2128. On entering the fringes of Shamley Green, at the crossroads with Northcote Lane and Norley Lane, turn left into Northcote Lane. Follow the lane for 0.3 miles and the driveway leading up to Treetops will be found on your left-hand side. The gates into Treetops will be found immediately on your left.

Viewings: Viewing is strictly by appointment through Knight Frank

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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.



Approximate Gross Internal Area
Ground Floor = 1,980 sq. ft / 183.92 sq. m
First Floor = 1,577 sq. ft / 146.50 sq. m
Second Floor = 603 sq. ft / 55.99 sq. m
Ground Floor Cottage = 474 sq. ft / 44.06 sq. m
First Floor Cottage = 314 sq. ft / 29.14 sq. m
Ground Floor Garage = 387 sq. ft / 35.95 sq. m
First Floor Garage = 222 sq. ft / 20.67 sq. m
Covered Pool = 989 sq. ft / 91.91 sq. m
Total = 6,546 sq. ft / 608.14 sq. m

