



Tilings, Shamley Green, Guildford, Surrey

---





A detached **five bedroom family home** located at the heart of a sought-after village, near to local amenities.

### Summary of accommodation

Enclosed porch | Reception hall | Sitting room Family room | Dining room

Kitchen/breakfast room | Utility room | Cloakroom

Five bedrooms, one en suite | Family bathroom

Landscaped garden

Garage with log store | Garden store

### Distances

Wonersh 1.0 mile, Shalford station 2.9 miles (Guildford 5 minutes, London Waterloo

51 minutes), Cranleigh 4.4 miles, Guildford 5.2 miles, Godalming 5.2 miles,

A3 (Portsmouth Road) 5.7 miles, London Heathrow Airport 25.9 miles,

Central London 36.2 miles (All distances and times are approximate)



Knight Frank Guildford  
2-3 Eastgate Court, High Street  
Guildford  
GU1 3DE  
[knightfrank.co.uk](http://knightfrank.co.uk)

Tim Harriss  
01483 617910  
[tim.harriss@knightfrank.com](mailto:tim.harriss@knightfrank.com)



### Situation

Located on the fringes of the Surrey Hills Area of Outstanding Natural Beauty, the small picturesque Surrey village of Shamley Green has a village green with pond and day-to-day amenities including a church, local shop and Post Office, a charming coffee shop, popular primary school and two public houses, one being The Red Lion, an award-winning gastro pub overlooking the cricket green. There is also a thriving community village hall.

Cranleigh has an excellent range of shops, supermarkets, Golf and Country Club, popular Arts venue and a sports centre. More extensive shopping, service, leisure and cultural amenities are available in Guildford and Godalming.

Communications links are excellent: the nearby A3 links to the south coast, the M25 and motorway network and London's airports. Shalford station offers regular direct services to Guildford and central London.

The area has a wide range of independent schools including Duke of Kent School, Longacre, St. Catherine's, Cranleigh, Royal Grammar, Tormead, Guildford High, St. Hilary's and Charterhouse.

### The property

Tilings is a sensitively extended tile-hung property offering almost 2,700 sq ft of light-filled, flexible accommodation arranged over two floors.

Configured for ideal family living and entertaining, the ground floor flows from a welcoming reception hall with a cloakroom.

It leads to a wooden-floored sitting room featuring a bay window, inglenook fireplace with a woodburner, and full-height glazing with French doors to the terrace. A dining room, also with a bay window offers an exposed brick fireplace and useful storage. The extensive kitchen/breakfast room has a bespoke inframe kitchen from Charter Walk, Haslemere with wall and base units including a solid oak breakfast bar, modern integrated appliances, a glazed door to the terrace and underfloor heating. A neighbouring inner hall, also with a glazed door to the terrace in turn gives access to a fitted utility/boot room with Belfast sink, ample storage and access to the front.







A vaulted wooden-floored family room with exposed beams, freestanding woodburner and patio doors to the terrace completes the ground floor.



On the first floor the property offers a principal bedroom with fitted dressing area and modern en suite bathroom, four further bedrooms with one fitted as a study, three with built-in storage, and a contemporary family shower room.

There are two airing cupboards, both with hot water cylinders, giving separate tanks for each bathroom and extensive built-in storage on the landing.





## Gardens and grounds

Having plenty of kerb appeal, the property is approached over a gravelled driveway offering private parking and giving access to a timber garage with log store. The generous southwest-facing garden is a particular feature of the property and is laid mainly to level lawn bordered by mature shrubs and trees including several azaleas, fruit trees and large acer, giving a high degree of seclusion. There is a stream to the side of the garden, a garden pond, numerous seating areas, a vegetable garden with raised beds, fruit cage, garden store and a wraparound split-level paved and decked terrace, ideal for entertaining. A side access gate and brick paved path leads to the driveway. To the rear of the garden is a gate leading to a footpath and neighbouring woodland.

## Services

Mains water, gas, electricity and drainage.

## Directions

Leave Guildford to the south along the A281, after 1.4 miles at Shalford take the first roundabout exit onto Kings Road (A248). Continue onto the B2128 and proceed through Wonersh. On entering Shamley Green, Tilings can be found on the right.

What3words: ///jingles.uniform.landlords

## Property information

Tenure: Freehold

Local Authority: Waverley Borough Council: 01483 523333

Council Tax: Band G

EPC Rating: TBC



### Approximate Gross Internal Floor Area

Main House: 2,672 sq ft (248 sq m)

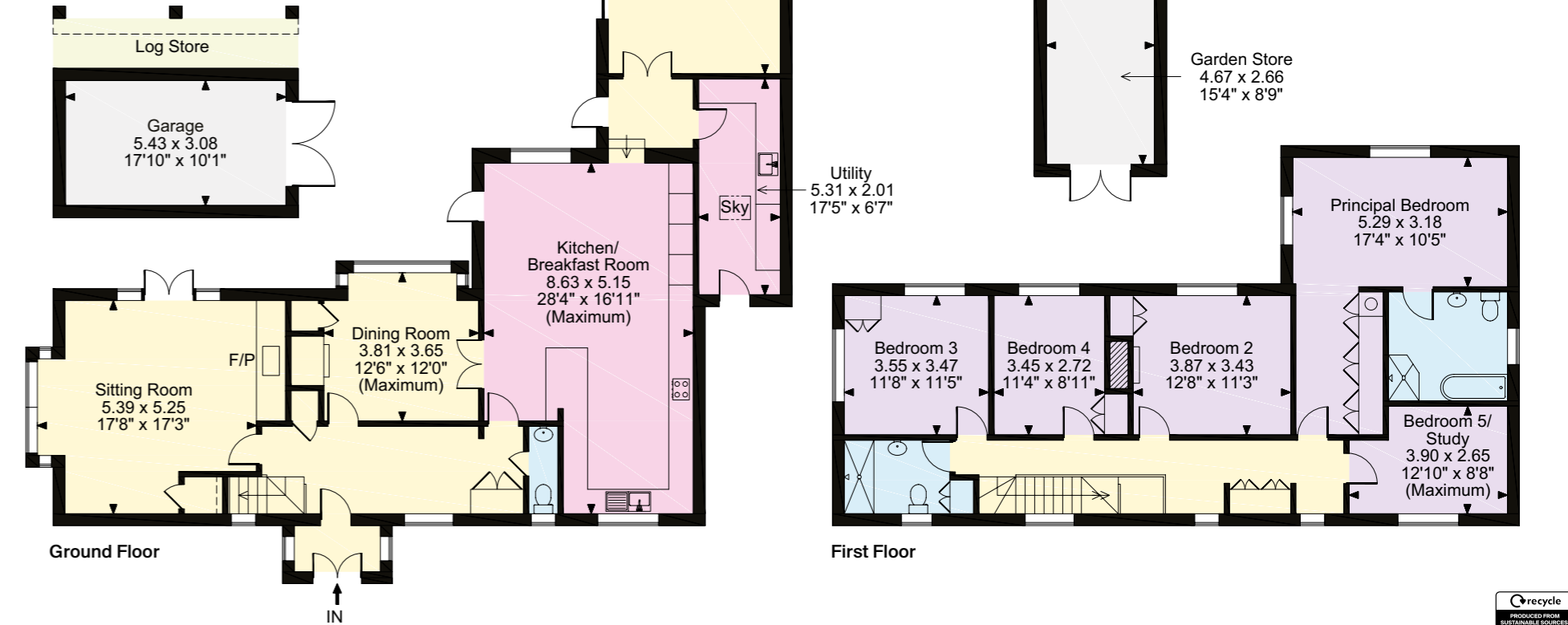
Garage: 180 sq ft (17 sq m)

Garden Store: 134 sq ft (12 sq m)

Total: 2,986 sq ft (277 sq m)

Quoted Area Excludes 'External Log Store'

This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the Important Notice on the last page of the text of the Particulars.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Important Notice: 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos, Videos etc: The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. 5. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs and videos dated October 2024.

All information is correct at the time of going to print. Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN. We use the term 'partner' to refer to a member of Knight Frank LLP, or an employee or consultant. A list of members names of Knight Frank LLP may be inspected at our registered office. If you do not want us to contact you further about our services then please contact us by either calling 020 3544 0692, email to [marketing.help@knightfrank.com](mailto:marketing.help@knightfrank.com) or post to our UK Residential Marketing Manager at our registered office (above) providing your name and address. Brochure by [wordperfectprint.com](http://wordperfectprint.com)





