



Cherry Tree Cottage Shamley Green, Surrey





Tucked away, just off the village green.

Summary of accommodation

Main House

Entrance hall | Sitting room | Study/bedroom four

Shower room | Kitchen/breakfast/family room | Utility room

Principal bedroom with en suite shower room

Two further bedrooms | Family bathroom

Garden and Grounds

Garden cabin housing office and workshop

Garden sheds | Gardens



**Knight
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Situation

Cherry Tree Cottage sits in the heart of one of Surrey's most sought-after villages, just off the village green.

Shamley Green provides an excellent village shop/post office and two public houses, as well as the picturesque cricket green.

There are many excellent schools close by including Wonersh & Shamley Green Infants School and Longacre. In addition are Charterhouse, St Hillary's, the 6th Form College and Prior's Field in Godalming, plus Aldro in Shackleford, St Catherine's in Bramley, Cranleigh 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

Guildford 5 miles, Guildford station 5.2 miles (London Waterloo from 35 mins), Godalming 6 miles, Godalming station 6.7 miles (London Waterloo from 43 mins), Central London 37 miles

Roads - A3 Milford 6.2 miles, M25 (Wisley Junction 10) 14 miles

Airports - London Heathrow 26.5 miles, London Gatwick 23 miles

(Distances and times approximate)





Cherry Tree Cottage

Cherry Tree Cottage is a detached house in the heart of Shamley Green, which our clients purchased in 2011. Since then they have extended and extensively modernised the house to create the current family accommodation.

The house is approached into an entrance hall with wooden flooring, which flows through to the sitting room with an open fireplace and doors to the garden. Off this is the study, which could also be used as a bedroom with a shower room off. There is also the kitchen/breakfast/family room with a fitted wood burner.

On the first floor there is a small enclosed landing area, principal bedroom with an en suite shower room, two further bedrooms and a beautifully fitted bathroom.







Approximate Gross Internal Floor Area

Main house: 1627 sq ft / 151.2 sq m

Outbuildings: 222 sq ft / 20.6 sq m

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.





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Garden and Grounds

Cherry Tree Cottage is approached into a driveway with an enclosed lawn area to the front. This is bordered by well-stocked flower and shrub borders. Immediately to the rear of the house is a wide expanse of terracing with lawns beyond. Extending down the gardens are well-stocked flower and shrub borders which then lead down to a children's play area. The gardens are defined by mature trees and hedging, offering a good degree of privacy.



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Services

We are advised by our clients that the property has mains water, electricity, drainage and gas fired central heating.

Local authority

Waverley Borough Council – 01483 523333

Energy Performance Certificate

Rating: Band E

Directions (Postcode: GU5 0UP)

From Guildford follow the A281 Horsham Road heading south towards Shalford. At the roundabout at Shalford Green turn left on to the A248 signposted Womersley. Continue through the village of Womersley on the B2128 into Shamley Green. Just before the Red Lion public house on your left-hand side, turn right immediately before the Green. After about 100 yards, Sweetwater Lane will be found on your right-hand side. Cherry Tree Cottage will be found on the right-hand side after about 300 yards.

Viewings

All viewings must be made strictly by appointment only through the vendor's sole selling agents, Knight Frank LLP.



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 May 2022. Photographs and videos dated May 2022.

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