

Gallandes

Shere, Guildford, Surrey







Meticulously designed and finished to the highest of standards, a Grade II listed home, in the heart of the much-requested village of Shere

Abinger Hammer 1.7 miles, Cranleigh 5.9 miles, Gomshall Station 1.2 miles

Guildford Station 7.2 miles (London Waterloo from 33 minutes), Horsley Station 5.7 miles (London Waterloo from 44 minutes).

Roads: A3 Clandon 5.8 miles, M25 (Wisley Junction 10) 10 miles

Airports: London Heathrow 25.1 miles, London Gatwick 18.7 miles

(All distances and times are approximate)



3



2



2

Summary of accommodation

Ground Floor: Living room | Dining room | Kitchen | Guest cloakroom

First Floor: Two bedrooms | Shower room

Second Floor: Third bedroom with en suite bathroom

Outbuilding: Home office with electricity and Wi-Fi | Shed for storage

Situation

There is a picturesque and quintessential English village, nestled in the heart of the Tillingbourne Valley, between Guildford and Dorking in Surrey. Renowned for its delightful 16th and 17th century architecture, the village exudes a timeless charm, with the Grade I listed St James' Church – dating back to the 12th century – adding to its historic appeal. Surrounded by the breathtaking natural beauty of the Surrey Hills Area of Outstanding Natural Beauty, Shere offers an abundance of outdoor pursuits, including hiking and cycling. The village is well-served by a range of local amenities, including two traditional pubs, The White Horse and The William Bray, a charming tearoom, the Co Op mini-market with Post Office facilities, Kinghams Restaurant, and a small museum. A peaceful stream meanders through the village, further enhancing its tranquil atmosphere. Shere's cultural significance is also notable, having served as a filming location for the popular movie *The Holiday*, with the White Horse pub playing a prominent role. Combining historic allure, natural beauty, and a strong sense of community, Shere is an idyllic village that attracts both visitors and those seeking a desirable place to call home.



There is an excellent selection of schools in the area including Peaslake Primary School and Duke of Kent School in Peaslake, Longacres School in Shamley Green, Cranleigh Preparatory School and Cranleigh School in Cranleigh, St Catherine's School in Bramley, Charterhouse School in Godalming, Tormead, Guildford High School, George Abbott School, Royal Grammar School and Royal Grammar Preparatory School, all in Guildford.



Shere offers a wealth of recreational opportunities set against the stunning backdrop of the Surrey Hills Area of Outstanding Natural Beauty. Outdoor enthusiasts can enjoy scenic hiking and cycling routes, including the picturesque Tillingbourne Trail and the panoramic views from Leith Hill. Families can visit Bocketts Farm Park for a day of animal encounters, while Polesden Lacey, a National Trust property, offers beautiful gardens and an elegant Edwardian house to explore. The village is home to traditional pubs, including the iconic White Horse, perfect for a relaxed retreat. For those with a passion for motorsports and polo, Goodwood and Cowdray Park are within easy reach, hosting prestigious events throughout the year. Shere combines outdoor adventure with a welcoming village atmosphere, making it an ideal destination for both recreation and relaxation.



Gallandes

Gallandes is a very attractive Grade II listed home, believed to date back to 1742, that has been refurbished throughout by our clients. Some of the work they have done includes new Heritage double-glazed windows, upgraded kitchen which was bespoke made by Masterclass, and bathrooms, the enlargement of two dormer windows on the top floor, and landscaping the gardens, to name just a few.

There is an entrance hall that provides storage for coats and shoes, which leads into the dining room. The dining room is open plan to the kitchen and features a built-in banquette seat, bespoke made by the kitchen company, and a large table—a perfect place for entertaining. The newly installed kitchen is a beautiful space, more recently added to the property, with an impressive vaulted ceiling and two sets of double doors leading to the rear garden. It is complemented by a large island with a stone worktop.

On the ground floor, there is also a sitting room, with a log-burning stove centrally located in the room, along with double doors leading to the rear garden.







BEDROOMS & BATHROOMS



FLOOR PLAN

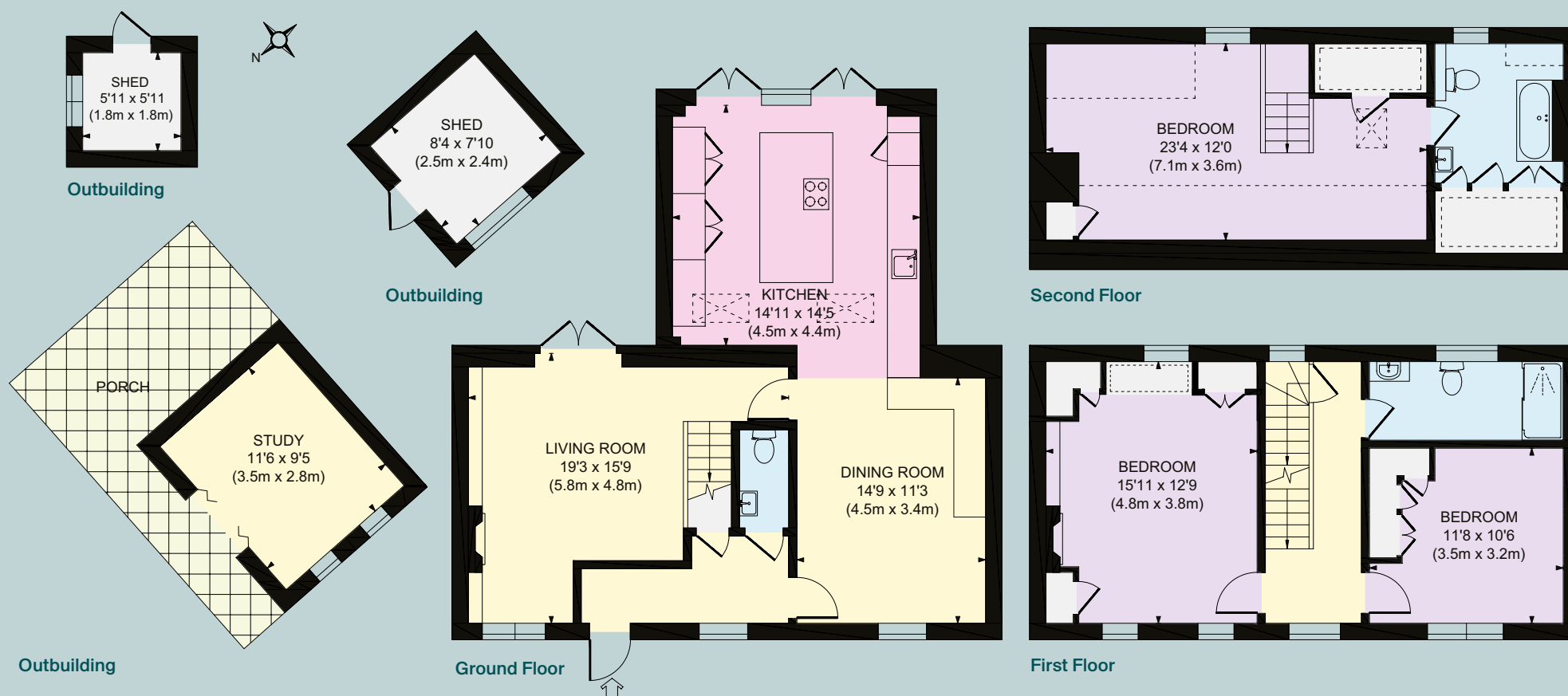
Approximate Gross Internal Floor Area

Main House 1579 sq. ft / 146.70 sq. m

Outbuildings 209 sq. ft / 19.44 sq. m

Total 1788 sq. ft / 166.14 sq. m

- Reception
- Bedroom
- Bathroom
- Kitchen/Utility
- Storage
- Outside



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.



Gardens and grounds

The rear garden has been beautifully landscaped and designed and is accessed via the two sets of double doors from the kitchen, as well as the double doors from the sitting room. The garden is predominantly laid out over two tiers. A large, tiled patio provides an ideal space for seating, with central steps leading to the top tier of the garden. This area has been levelled and features a newly installed summer house, which is fully insulated and benefits from electricity and Wi-Fi.

The garden is bordered by closed-board fencing, and there are two garden sheds providing ample storage, as well as mature planting between the two levels.

A professional outdoor lighting system has also been installed up the stairs and in some of the flower beds which helps with the ambiance.



Property Information

Services

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

Local Authority

Guildford Borough Council
01483 505050

Council Tax

Band G

EPC Rating

Band D

Tenure

Freehold

Directions

Postcode: GU5 9HS

What3words: ///glass.mutual.soup

Viewings

Viewing is strictly by appointment through Knight Frank.





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2-3 Eastgate Court

High Street, Guildford

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