



**4 Burrows Cross House, Burrows Cross,
Shere, Surrey GU5 9QF
Price £1,375,000 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

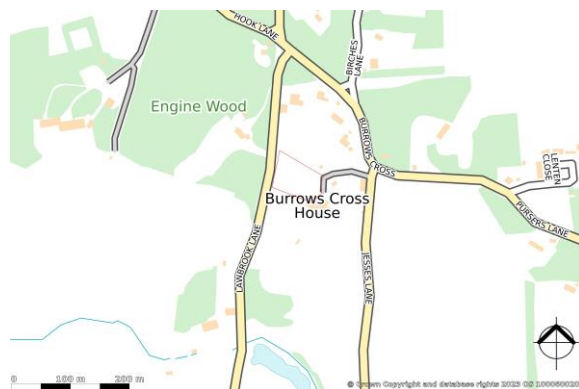
A spacious & superbly presented grade II listed 4 double bed wing of a substantial property built in circa 1897 (previously the artists studio), set in over an acre of private gardens with views, on the borders of Shere, Peaslake & Gomshall. Ground floor accommodation comprises an attractive entrance hall with storage cupboards & wc, a 24ft sitting room with open fireplace & a feature bay window with door to garden, a dual aspect dining room, a large refitted kitchen with an excellent range of units, freestanding island, double doors to garden (& separate utility room) open plan to a large family room with doors through to a conservatory & further doors leading to the garden. Upstairs offers a principal bedroom with ensuite shower room, 3 further double bedrooms & a family bathroom with a freestanding claw footed bath & separate shower cubicle. The property benefits from many stunning character features to include arched ceilings, original (large) artists windows, wooden shutters to the front of the house, solid wood floors, high ceilings etc. Outside the property is set well back from the road & offers a detached garage, a shed, a good size patio to the rear of the main house, then an extensive area mainly laid to lawn (which includes a slightly sunken area for possible use as a tennis court or swimming pool) totalling over an acre, with mature trees, shrubs & lovely views over the surrounding countryside. A rare opportunity to secure a fantastic family home set in a great plot in a rural & very peaceful location yet within 5 minutes of the A25 & extensive facilities.

Directions :

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue straight on into Burrows Cross then Pursers Lane towards Peaslake village. Shortly after Burrows Lane (the turning on your left to Gomshall), turn right into Jesses Lane, then immediately right into the driveway to Burrows Cross House. Continue straight through the electric gates, then the 5 bar gate provides access to the garage & pathway to the front door.

Situation :

Situated in the heart of the Surrey Hills on the outskirts of the sought after village of Shere, within 1 mile of local shops, pubs, restaurant, cafes, a nursery & junior school, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), superb walks, bike rides etc. & providing easy access to the A25, Guildford, Dorking & Cranleigh. Peaslake & Gomshall villages are both also less than 2 miles away & offer further facilities to include a station & the Peaslake Free School. Guildford & Clandon mainline stations (to London Waterloo) are both circa 15 mins drive away.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council - Band G £3780.23 (2023-4)

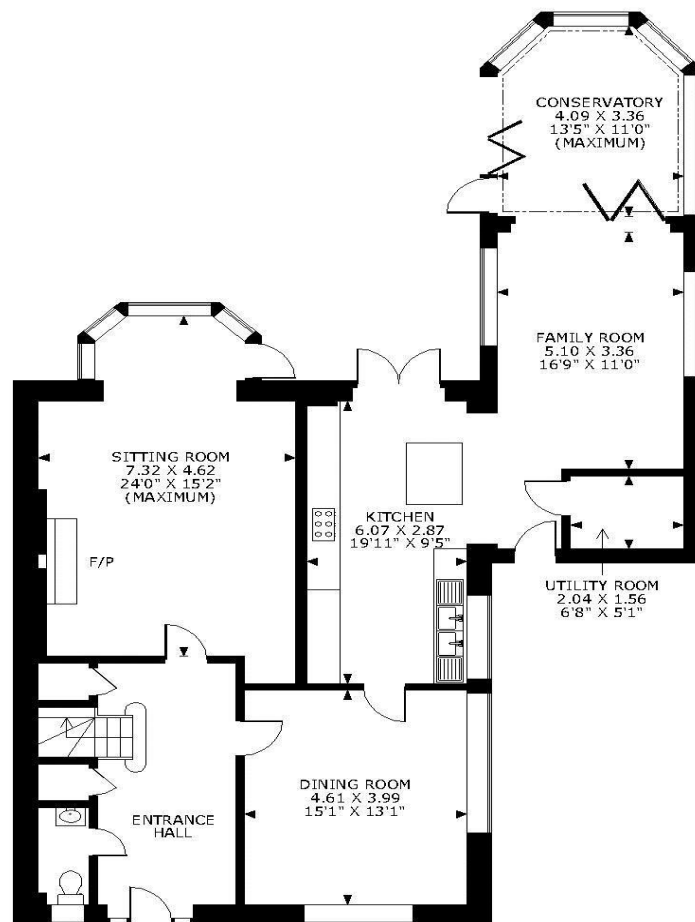
All Mains Services (except shared cesspit with No. 3)

Your Local Independent Estate Agent



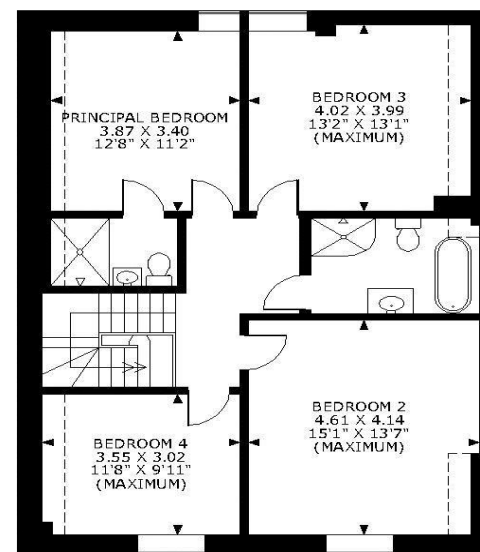
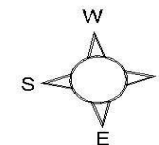
Please call 01483 205150 to arrange a viewing

4 Burrows Cross House, Burrows Cross, Shere, Surrey GU5 9QF

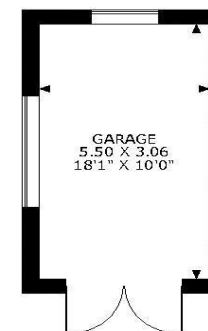
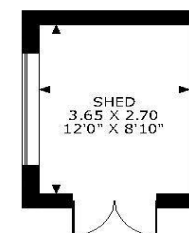


GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1361 SQ FT/126 SQ M
FIRST FLOOR = 815 SQ FT/76 SQ M
TOTAL = 2176 SQ FT/202 SQ M
GARAGE = 181 SQ FT/17 SQ M
SHED = 106 SQ FT/10 SQ M



FIRST FLOOR



NOT SHOWN IN ACTUAL LOCATION

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8540246/NJD

Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
 Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm

nicola@terracotta.co.uk

www.terracotta.co.uk