



**East Drydown, Hound House Road, Shere
Surrey GU5 9JG
£1,150,000 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

A rarely available 4 bedroom wing dating back to circa 1880 set in a good size private garden with double garage & views on the outskirts of Shere village, with planning permission to extend. Ground floor accommodation comprises an entrance hall with wc, a particularly large dual aspect sitting room with feature open fireplace, kitchen/breakfast room, separate utility/boot room (with access to garden), dining room & a study with fitted shelving. The first floor offers a large double bedroom with walk-in wardrobe & views to the rear, a 2nd double bedroom with original fireplace & a family bathroom with bath & wall mounted shower. A further staircase leads up to the master bedroom with stunning views to the rear, a fitted wardrobe & an ensuite bathroom, & a small 4th bedroom. The property benefits from high ceilings & original features throughout & although requiring some cosmetic updating, offers huge potential to be a very special family home. Outside, a gravelled driveway from Hound House Road provides a right of access to double gates into East Drydown, which then has an extensive gravelled driveway & this leads to a large double garage with 4 small storage sheds to the side. The part-walled garden is then mainly laid to lawn, with a variety of mature trees, shrubs & flower borders which extend mainly to the front & side of the property & also to the rear. The property has recently been granted planning permission to extend to the side of the kitchen to create a large kitchen/breakfast/family room & Bedroom 3 above would be extended to provide a large master bedroom with ensuite. No onward chain.

Directions :

From our office in Shere, proceed along Middle Street away from the A25, over the stream & up the hill, continuing straight on over the railway bridge into Hound House Road, where you will find the gravelled driveway to East Drydown immediately on your left. Continue past the tennis court on your left & through the double gates where you will find East Drydown set well back from the road.

Situation :

Situated on the outskirts of this sought after Surrey Hills village, within 1/2 mile of local shops, pubs, restaurant, cafes, schools, 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.



Council Tax - Guildford Borough Council - Band E - £2551.51 per annum (2021-22)

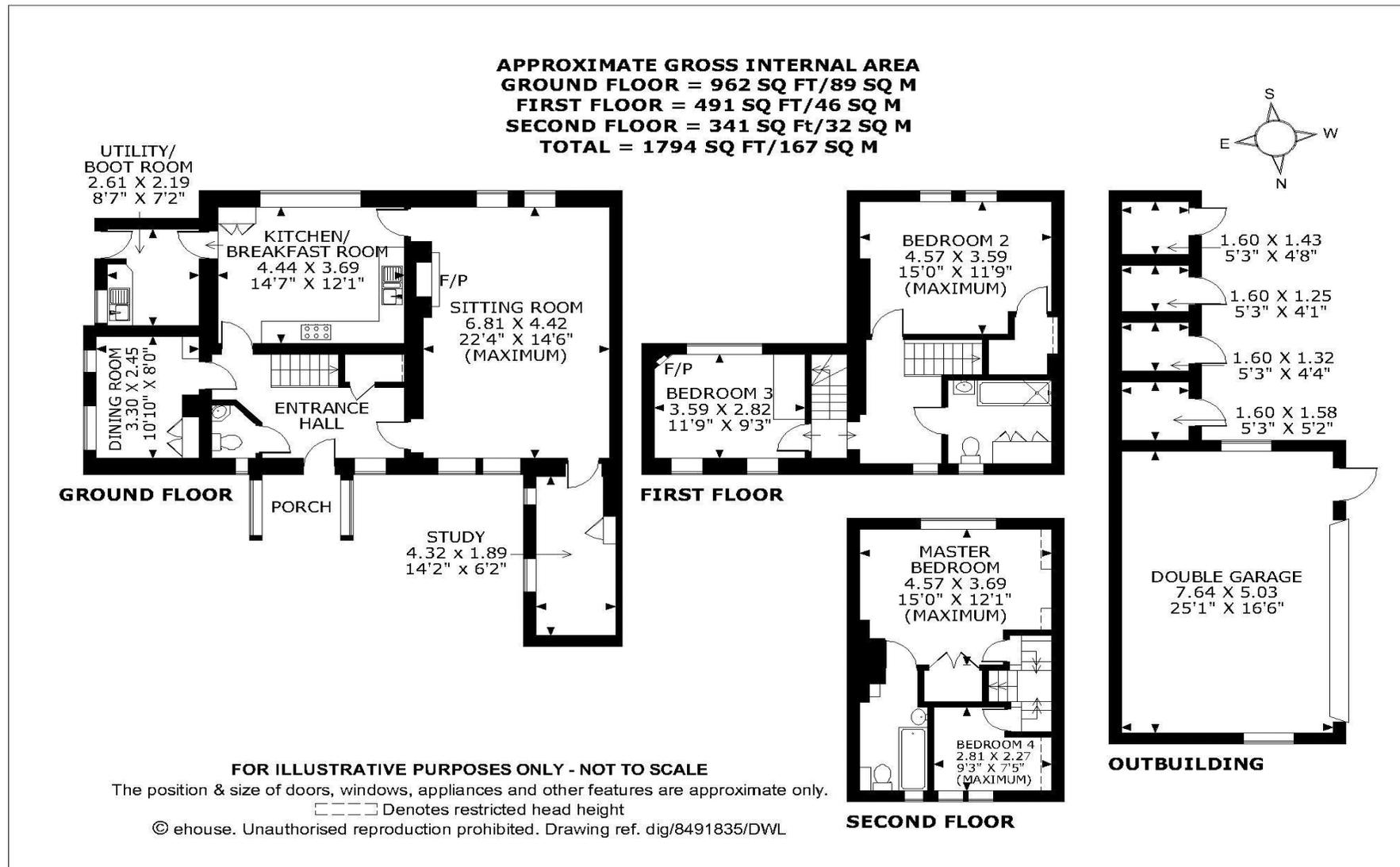
All Mains Services except oil rather than gas & a private cesspit

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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Shere Office
 Teal House, Middle Street, Shere, Surrey GU5 9HF
 Tel: 01483 205150

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