



2 The Square, Shere, Surrey GU5 9HG

Price £850,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A superbly presented 3 bedroom character cottage with an attractive garden leading down to the stream, located in the heart of this sought after village. Ground floor accommodation comprises a sitting room with feature fireplace & fitted display units to either side, open plan to a dining room with feature open fireplace set into a brick surround with further display units, under stairs storage cupboards & a wc. Double doors lead through to a very well fitted kitchen with an excellent range of low level & wall mounted units including a tall larder & display units all complemented by Quartz work tops. There is also a butler sink, fitted oven with electric hob, extractor hood, glazed panels to the roof to one side & a door leading to the rear garden. The 1st floor offers a good size double bedroom with fitted wardrobes & windows overlooking the village Square, a single bedroom with fitted wardrobes & a large well fitted shower room with double wet room style shower cubicle, wc & basin. A further staircase leads up to the 2nd floor, which offers a good size double bedroom set slightly into the eaves with an ensuite wc & basin & an extensive eaves storage cupboard. The attractive rear garden boasts a good sized paved area with space for table & chairs to the rear of the property, & is then mainly laid to lawn with a further paved area & shed to the rear. A gate provides access to a small decked area overhanging the Tillingbourne stream. This property is presented for sale in excellent condition throughout, offers many original character features & is a rare opportunity to secure a charming cottage within a short walk of the extensive facilities this historic village offers. No onward chain. Must be seen !

Directions :

From our office in Shere, proceed away from the A25, over the small bridge & stream, turning left immediately after into The Square, where you will find number 2 on your left, just before Hillys cafe.

Situation :

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, a high end restaurant, cafes (including one serving cocktails on a Friday evening), schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), occasional cinema nights (in the village hall) as well as superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax : Guildford Borough Council - Band F - £3,605.74 per annum (2025-26)

All Mains Services

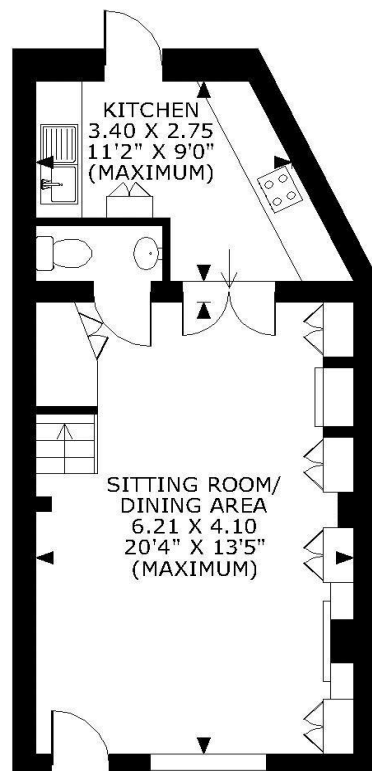
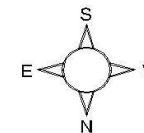
Your Local Independent Estate Agent



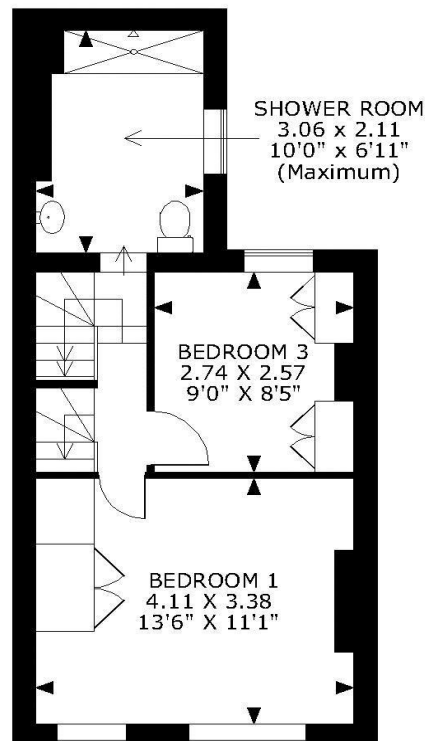
Please call 01483 205150 to arrange a viewing

2 The Square, Shere, Surrey GU5 9HG

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 388 SQ FT/36 SQ M
FIRST FLOOR = 351 SQ FT/33 SQ M
SECOND FLOOR = 106 SQ FT/10 SQ M
TOTAL = 845 SQ FT/79 SQ M
SHED = 47 SQ FT/4 SQ M

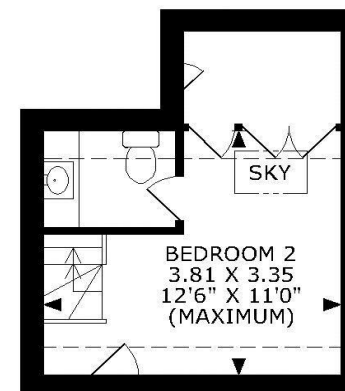
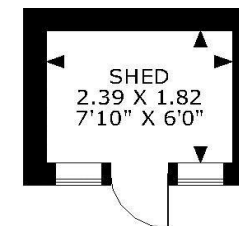


GROUND FLOOR



FIRST FLOOR

NOT SHOWN IN ACTUAL LOCATION



SECOND FLOOR

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/8639915/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