



**Kirkbury, Shophouse Lane, Farley Green  
Surrey GU5 9EG  
Price £1,550,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents

## Property Description :

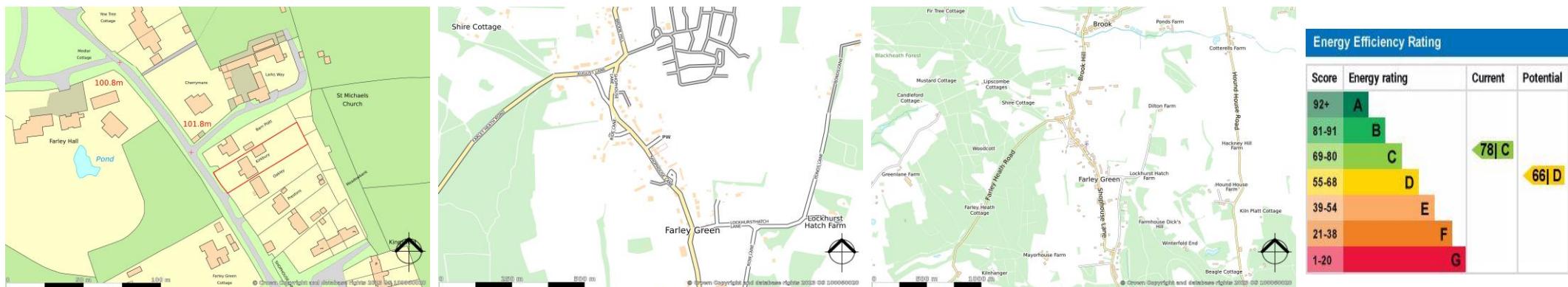
An extended & immaculately presented 4 bed detached family home set within a great size garden with outbuilding & views in the heart of the Surrey Hills. Ground floor accommodation comprises an entrance hall with wc with storage & a cloaks cupboard & a family room with feature open fireplace. A large arch leads through to the breakfast room, with bi-fold doors leading out to the patio & rear garden, ample space for table & chairs open plan to a superbly fitted kitchen with a range of low level & wall mounted units with granite worktops, integrated appliances, space for Range cooker & butler sink. The dual aspect sitting room benefits from a feature log burner & double doors leading out to the rear garden. Upstairs the principal bedroom is a large double with Juliet balcony, with a refitted ensuite shower room & separate dressing room. There are 2 further double bedrooms, a 4th single bedroom/study & a family bathroom with bath & wall mounted shower. To the front of the property there is an extensive gravelled area providing off-street parking for numerous cars, with a raised border (with railway sleepers) to the front boundary & covered porch leading to the front door. Gated access to one side leads to the rear garden which has a paved patio with pathway leading to an outbuilding, currently set up as a utility room & 2 sheds (possible annexe potential). The garden is then mainly laid to lawn, circa 1/4 acre in total with great views over fields to the rear & with a 2nd patio area part way down the garden to capture the evening sunsets. This exceptional family home has been refurbished to the highest standard & is located in a sought after, quiet location in Farley Green village, within circa 5 mins drive of the A25 as well as Shere & Albury villages. Must be seen !

## Directions :

From our office in Shere, proceed over the stream, past the pubs & along Shere Lane towards Ewhurst. At the top of the hill & before you go over the railway bridge, turn right towards Albury & Farley Green. As the road bears round to the right, bear left into Little London, continue past the William IV pub & under the railway bridge to the T-junction. Turn left up Brook Hill & into Farley Green, turning left into Shophouse Lane immediately before the village Green. Continue along this road for circa 1/4 mile, where you will find Kirkbury on your left just before the turning on your left "Kingsfield".

## Situation :

Situated in a very private & peaceful location in Farley Green village, in the heart of the Surrey Hills, within close proximity to the King William IV pub & a riding school in Little London, within circa 3 miles of Shere, Albury & Shamley Green villages (with a selection of local stores, pubs, cafes etc.), providing easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Cranleigh, Guildford & Dorking.



Council Tax - Guildford Borough Council - Band F - £3,146.08 per annum (2023/24)

All Mains Services except oil rather than gas

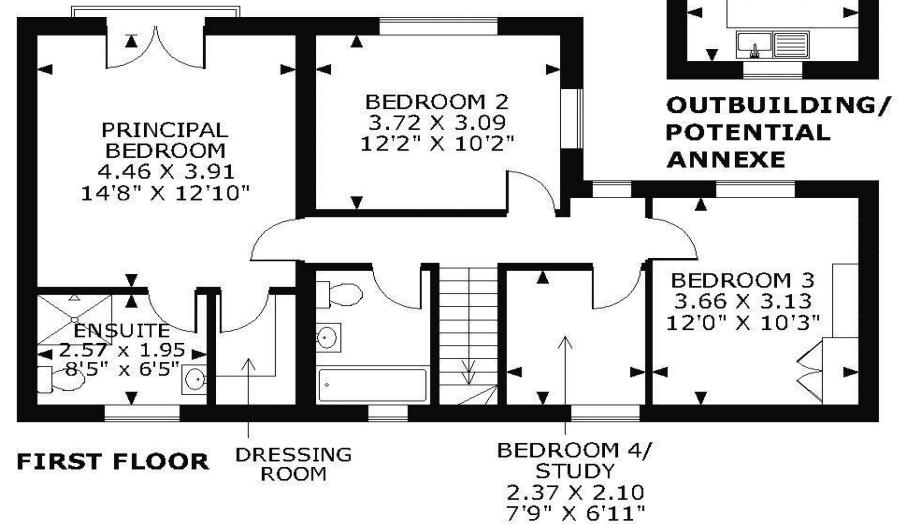
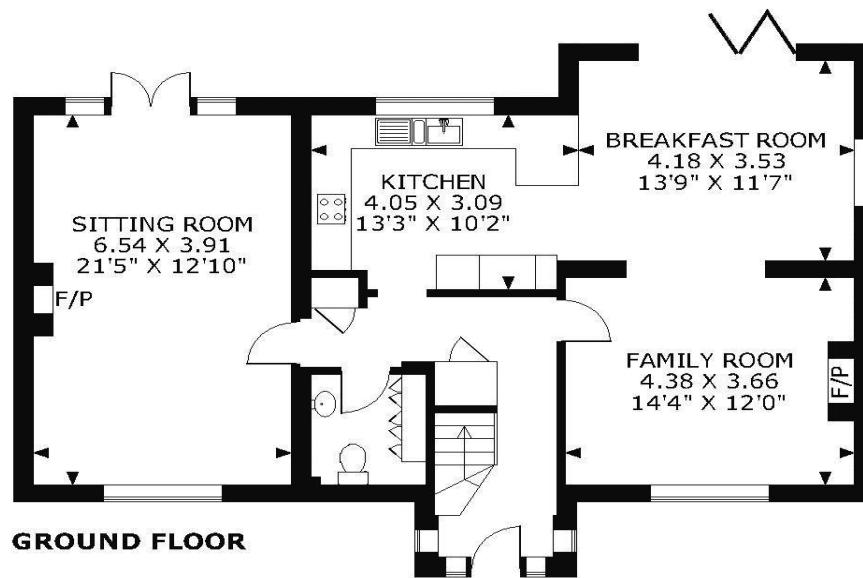
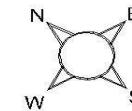
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

# Kirkbury, Shophouse Lane, Farley Green, Surrey GU5 9EG

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 943 SQ FT/88 SQ M**  
**FIRST FLOOR = 717 SQ FT/67 SQ M**  
**OUTBUILDING/POTENTIAL ANNEXE = 193 SQ FT/18 SQ M**  
**TOTAL = 1853 SQ FT/173 SQ M**



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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## Terra Cotta (Estate Agents) Ltd

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