



Kirkbury, Shophouse Lane, Farley Green

Surrey GU5 9EG

Price £1,550,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

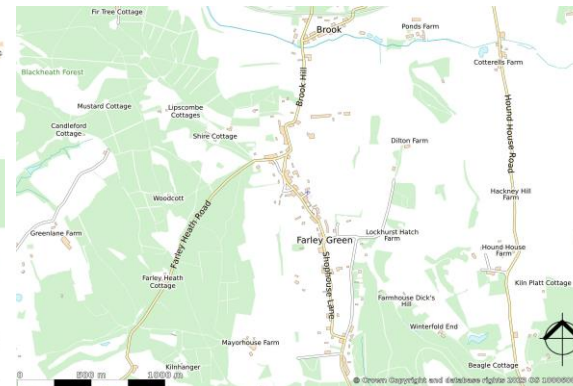
An extended & immaculately presented 4 bed detached family home set within a great size garden with outbuilding & views in the heart of the Surrey Hills. Ground floor accommodation comprises an entrance hall with wc with storage & a cloaks cupboard & a family room with feature open fireplace. A large 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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	
55-68	D		66 D
39-54	E		
21-38	F		
1-20	G		

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

All Mains Services except oil rather than gas

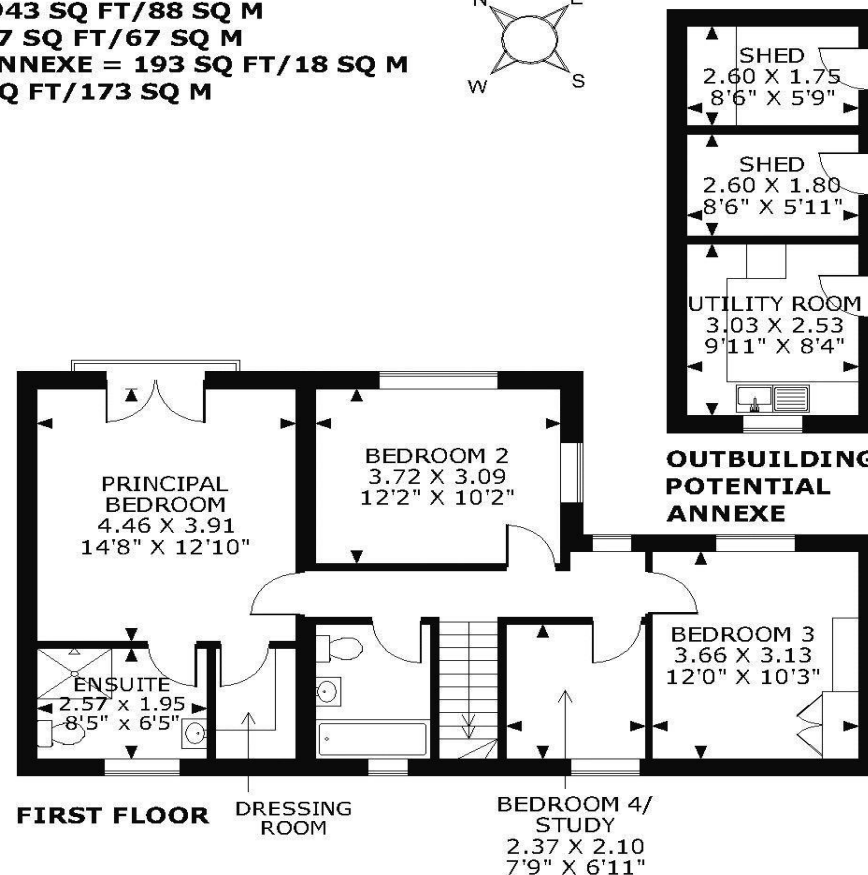
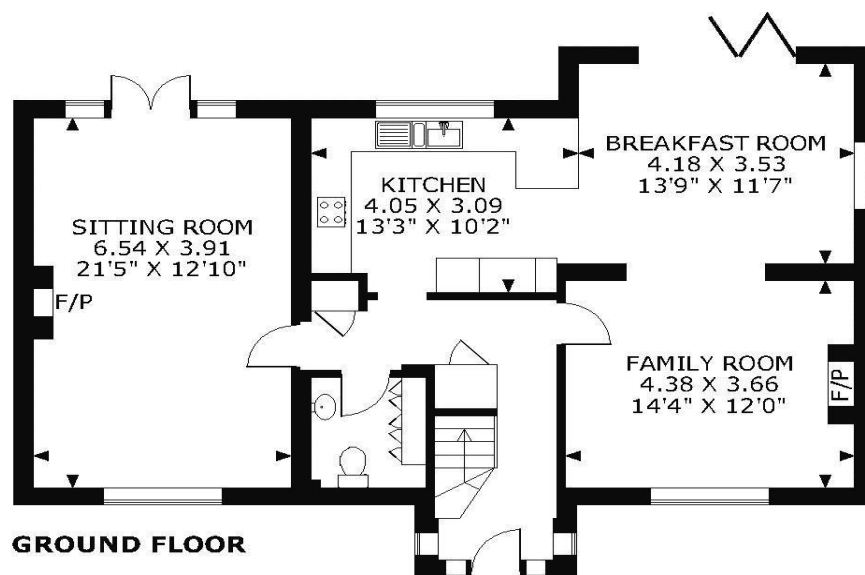
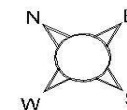
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Please call 01483 205150 to arrange a viewing

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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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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.

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