

Whitegate, Stonards Brow, Shamley Green
Guildford, Surrey



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A beautifully presented and extended detached family home offering bright, contemporary open-plan living, situated in a peaceful setting within a highly desirable Surrey Hills village.

Property
Whitegate is an impressive detached family home, thoughtfully extended to provide bright and versatile living space. The property features contemporary rendered elevations and has been beautifully finished, offering a well-balanced combination of comfortable family living and modern design in a sought-after village position.
The ground-floor accommodation flows from a welcoming porch and reception hall with a cloakroom, leading to a generous open-plan kitchen, breakfast and dining area. This expansive space is flooded with natural light via multiple skylights and a striking set of bi-fold doors that create a seamless connection to the rear terrace. The kitchen is fitted with a range of modern cabinetry, high-quality integrated appliances and a breakfast bar for informal dining. Adjoining this is a generous sitting area, while a separate, well-proportioned drawing room provides a more formal retreat, complete with an attractive fireplace and views to the front. On the first floor, the accommodation comprises four well-proportioned bedrooms. The principal bedroom enjoys an outlook over the rear gardens and benefits from a modern en suite shower room. The remaining bedrooms are served by a contemporary family bathroom featuring stylish tiling and high-quality fixtures.

The property is set behind a gated, block-paved driveway providing ample parking and leading to the integrated garage. To the rear, the beautifully landscaped gardens are a particular feature, with a stone-flagged terrace providing an excellent setting for al fresco entertaining. The gardens are laid to lawn and bordered by mature hedging and established planting, providing a high degree of privacy. A charming timber-framed covered seating area with decking offers a further space for outdoor relaxation.

1,825 sq ft (169 sq m)
2 reception rooms | 4 bedrooms
2 bathrooms | Integrated garage
Landscaped garden | Freehold
Village

Guide price £1,145,000



Location
The property is situated in the sought-after village of Shamley Green, set within the Surrey Hills National Landscape and surrounded by open countryside and common land. Centred around its historic green, the village offers a store and post office, two pubs, a cricket club and community facilities, while nearby Cranleigh provides a wider range of shops, cafés, restaurants, supermarkets and leisure amenities. Guildford, approximately five miles away, offers extensive shopping, cultural and recreational attractions. Education provision is excellent, with Shamley Green village school and leading senior schools nearby including the Royal Grammar School, Guildford High School, Tormead and St Catherine's in Bramley.

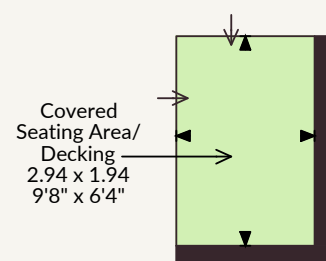
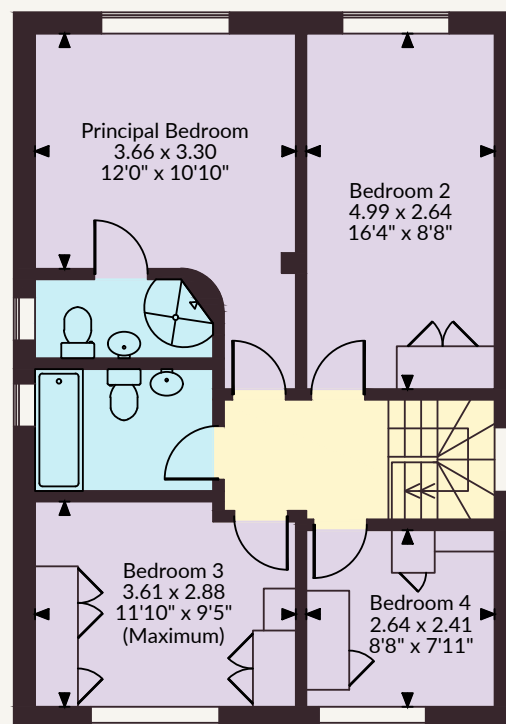
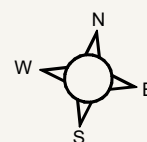
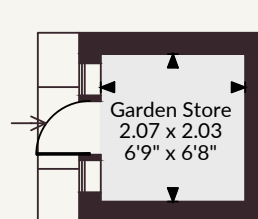
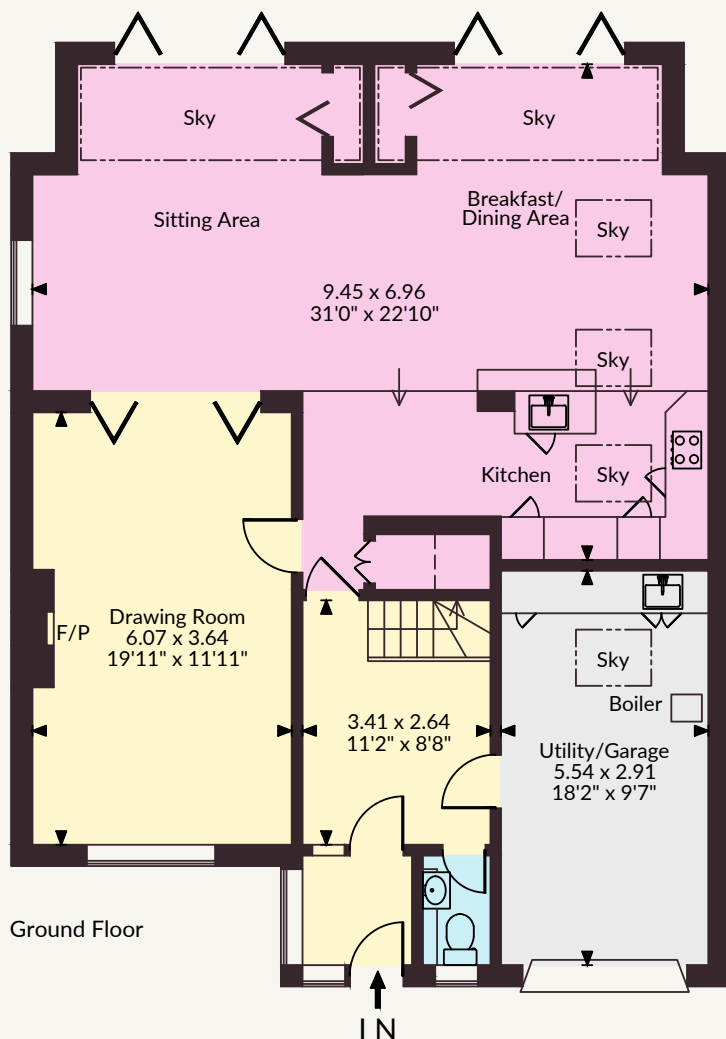
Transport connections are strong, with the A3 providing access towards London and the south coast. Regular bus services link Shamley Green with Guildford, Cranleigh and surrounding villages, while mainline rail services from Guildford offer fast trains to London Waterloo.

Postcode region: GU5

General
Local Authority: Waverley Borough Council.
Services: All mains services
Council Tax: Band F
EPC Rating: D
Mobile and Broadband checker: Information can be found here
<https://checker.ofcom.org.uk/en-gb/>



Whitegate Stonards Brow, Shamley Green
 Main House internal area 1,651 sq ft (153 sq m)
 Utility/Garage internal area 174 sq ft (16 sq m)
 Garden Store internal area 45 sq ft (4 sq m)
 Total internal area 1,870 sq ft (174 sq m)
 Quoted Area Excludes 'External Covered Seating Area/Decking'



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 The position & size of doors, windows, appliances and other features are approximate only.
 ☐☐☐ Denotes restricted head height
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