



**HILL CLEMENTS**  
SUCCESSFULLY SELLING SINCE 1991

PRICE GUIDE

**£850,000**

Little Orchard

Shamley Green, GU5 0UP

Set in the heart of the highly sought-after village of Shamley Green, this delightful detached home offers an exceptional blend of charm, comfort, and village lifestyle. Perfectly positioned just a short stroll from the picturesque cricket green, the well-stocked village store and Post Office, and two welcoming country pubs, the property enjoys the very best of quintessential Surrey living.

### PROPERTY SUMMARY

Immaculately presented throughout, this impressive detached home offers beautifully balanced and highly versatile accommodation arranged over two floors, with generous, light-filled rooms designed for modern living. Upstairs, the property features two substantial double bedrooms, one with an adjoining dressing room or study, creating a superb private suite that could equally serve as a stylish home office. A well-appointed family bathroom completes the first-floor accommodation.

The ground floor provides exceptional flexibility for both everyday living and entertaining. A welcoming entrance hall with cloakroom leads through to a spacious 21ft sitting/dining room. In addition, a comfortable family room flows seamlessly into a conservatory, creating a wonderfully sociable living space that enjoys views over the garden. The kitchen is positioned to the rear of the property, offering a practical and well-designed workspace. A particularly valuable feature is the third bedroom on the ground floor, complete with a recently installed en-suite bathroom. Outside, the property continues to impress with a beautifully maintained and well-stocked secluded rear garden. A single garage with a separate workshop offers excellent additional space and could readily be adapted as a home office, studio, or hobbies room. To the front, a generous driveway provides ample parking and convenient turning space.



3



2



2

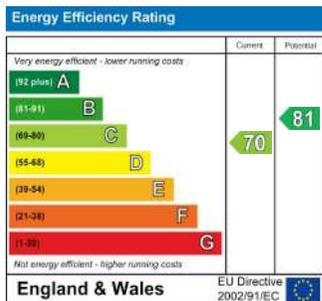






### DIRECTIONS

From Guildford take the A281 Horsham Road to Shalford, turning left at the mini roundabout in the village signed to Wonersh. Pass through Wonersh and continue into Shamley Green. On reaching the green, turn immediately right and keeping the green on your left, take the first turning on the right into Sweetwater Lane. Carry on up the hill, passing Sweetwater Close on the right and 3 Little Orchard is the last driveway on the right before the right



**TENURE**  
Freehold

**VIEWINGS**  
By prior appointment only

**LOCAL AUTHORITY**  
Waverley Borough Council

**COUNCIL TAX BAND**  
E

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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