

# EDEN HOMES



## 15 Sweetwater Close, Guildford, GU5 0UR Guide price £675,000

We are delighted to present this charming four double bedroom semi detached house to the market with historic planning permission for a substantial extension located in the picturesque village of Shamley green. This delightful home offers a peaceful and idyllic setting, surrounded by natural beauty and a sense of tranquility. With its well-maintained interiors, oak floors, attractive feature fireplace, and convenient location, this property presents an excellent opportunity for those seeking a comfortable and enjoyable lifestyle. The home is situated on a large corner plot has parking for two or three cars and potential to extend to the front and side STPP and has permission granted previously on the house so would just need to be reapplied if desired.

The are four large double bedrooms all can take a kingsize bed and wardrobe, family bathroom, separate W.C, fully fitted kitchen with side access to garden and a 22ft living room with feature log burner newly installed and double french doors leading to the patio and lawned garden. This home is double glazed throughout and benefits and large loft newly insulated. The home boasts of light and is perfect for a family located in a quiet cul-de-sac or a someone looking to downsize. The house is within the catchment for Wonersh and Shamley Green School and local school buses to the local secondary schools. The local shops, Pubs and Postoffice are moments away located opposite the picturesque Shamley green cricket green. A connected person to EDEN homes has a vested interested in this property. COUNCIL TAX BAND









## Wonersh and Shamley Green: A Tapestry of Tranquility in Surrey's Area of Outstanding Natural Beauty

### Introduction:

Nestled within the embrace of Surrey's Area of Outstanding Natural Beauty, Wonersh and Shamley Green stand as picturesque jewels, each exuding its own unique charm and character. These quintessential English villages offer a serene sanctuary where time seems to stand still amidst the beauty of nature and the warmth of community.

### Location:

Located in close proximity to Guildford, Surrey's bustling market town, Wonersh and Shamley Green enjoy the best of both worlds - the tranquility of rural living and the accessibility of urban amenities. Surrounded by verdant woodlands, meandering streams, and sweeping vistas of the Surrey Hills, residents are afforded a lifestyle of natural splendor and convenience.

### Community and Lifestyle:

The heart of Wonersh and Shamley Green beats with the rhythm of community spirit and neighborly camaraderie. Residents share a deep appreciation for their heritage and surroundings, coming together to celebrate local festivals, support community initiatives, and foster lasting connections. Here, families thrive in a safe and nurturing environment, while professionals find respite from the demands of modern life.

### Heritage and Architecture:

Steeped in history, the villages of Wonersh and Shamley Green boast a rich architectural tapestry, with buildings dating back centuries. From charming thatched cottages and stately manor houses to elegant Georgian residences, each structure tells a story of the area's illustrious past, adding to its timeless allure and character.

### Natural Beauty:

Enveloped by the breathtaking landscapes of Surrey's Area of Outstanding Natural Beauty, Wonersh and Shamley Green offer residents an unparalleled connection to the great outdoors. With an abundance of scenic trails, woodland walks, and tranquil green spaces to explore, residents are invited to immerse themselves in the beauty and serenity of their surroundings.

### Real Estate:

Properties in Wonersh and Shamley Green encompass a diverse range of architectural styles and sizes, catering to a variety of tastes and preferences. Whether seeking a historic cottage with period charm or a contemporary family home nestled amidst verdant gardens, residents are sure to find their ideal sanctuary within these picturesque villages.

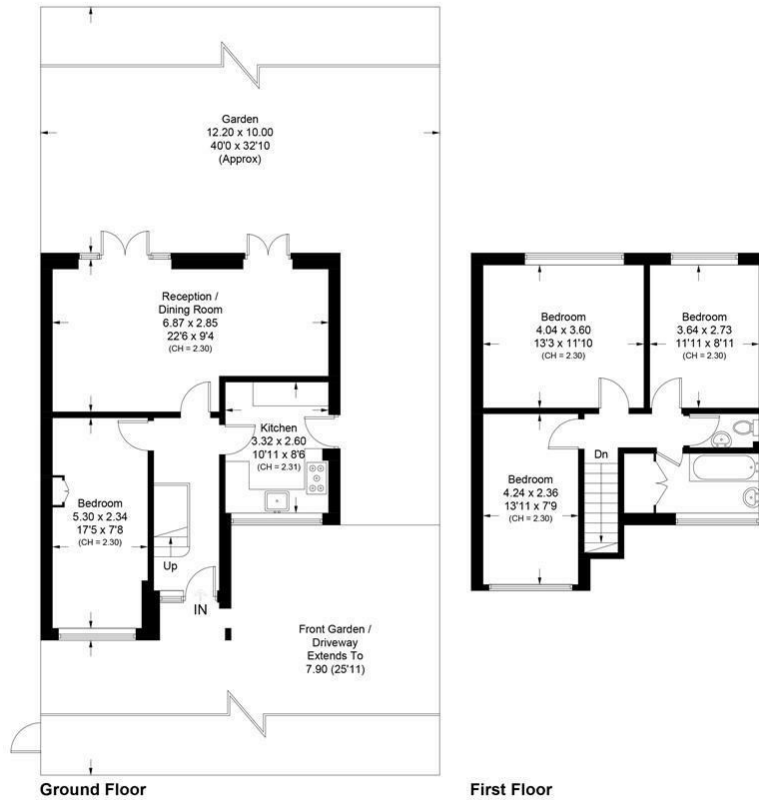
### Conclusion:

In Wonersh and Shamley Green, the timeless beauty of the English countryside unfolds in all its splendor, offering residents a lifestyle of tranquility, elegance, and natural beauty. Surrounded by the breathtaking landscapes of Surrey's Area of Outstanding Natural Beauty and embraced by the warmth of community, these villages beckon those in search of a life well-lived amidst the splendor of nature.

# Floor Plan

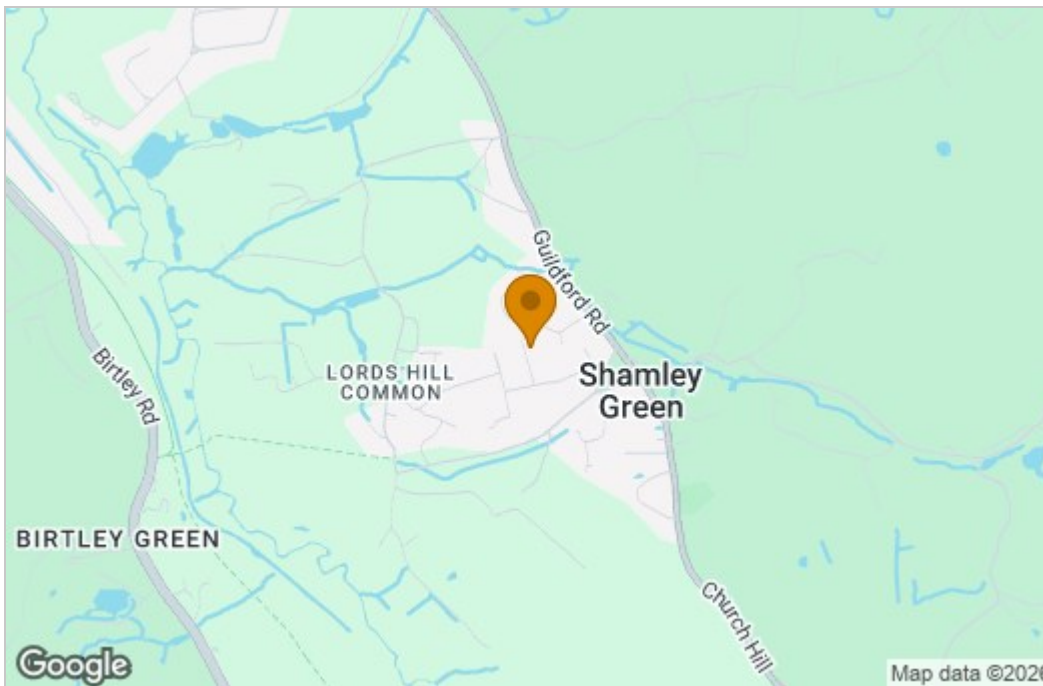
## Sweetwater Close, Shamley Green, GU5

Approximate Gross Internal Area = 103.0 sq m / 1109 sq ft

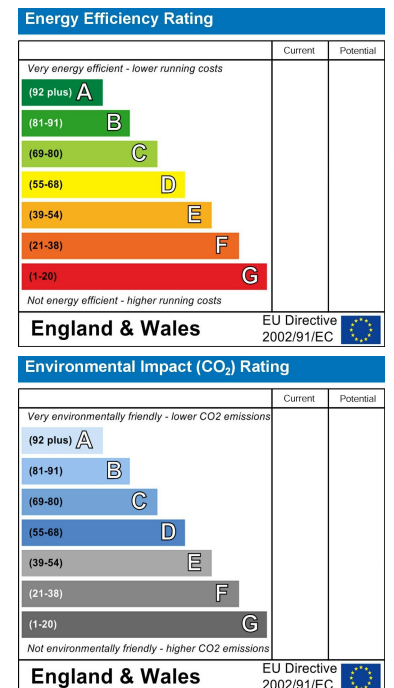


This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1066278)

# Area Map



# Energy Efficiency Graph



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