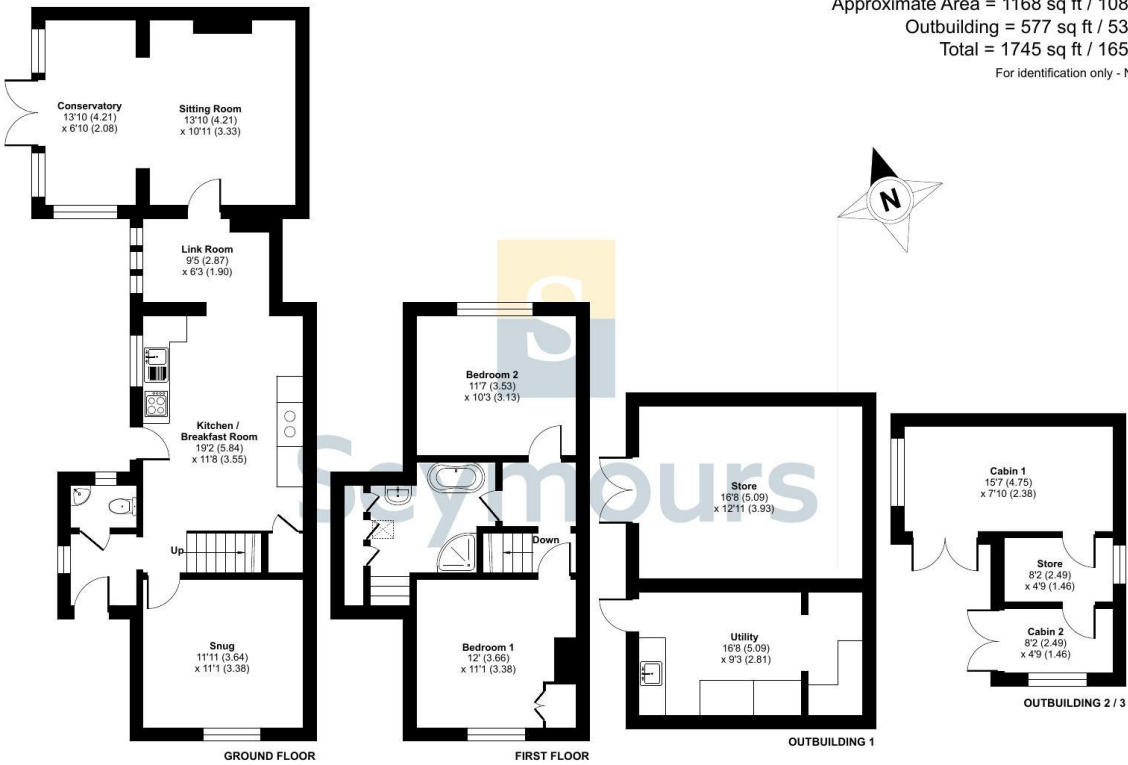


Firs Lane, Shamley Green, Guildford, GU5

Approximate Area = 1168 sq ft / 108.5 sq m
Outbuilding = 577 sq ft / 53.6 sq m
Total = 1745 sq ft / 165.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1501197



Seymours



**1 Long Acre Cottage, Firs Lane
Shamley Green, Guildford, Surrey, GU5 0UU**
£860,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 1779 sq. ft
- Chilworth 2.2 miles

- Semi-detached
- Driveway parking
- Gardens and grounds extending to approximately 1/3 of an acre
- Outbuildings
- Sought-after Village location
- Excellent transport links
- Well-regarded schools within easy reach
- Period property

Long Acre Cottage is an appealing and highly individual home, combining the warmth and character of its original accommodation with a series of thoughtful additions that have created a particularly versatile place to live. Exposed timbers, natural wood finishes and attractive brickwork feature throughout, while generous glazing brings plenty of light into the house and creates an enjoyable connection with the garden.

The ground floor is centred around a warm and welcoming kitchen. This is a sociable space with ample room for a dining table seating six, and a characterful gas fired Aga forms a natural focal point. From the kitchen, the accommodation flows into an impressive reception room, with exposed beams, a vaulted section of ceiling and a substantial brick fireplace with gas wood-burning stove. Extensive glazing along one side draws in the garden views and gives this room a wonderfully light and relaxed atmosphere. A smaller sitting room at the front of the house, with a wood-burning stove, offers a quieter cosy retreat. A ground-floor cloakroom completes the accommodation on this level.

Upstairs are two well-proportioned bedrooms, both displaying plenty of character. The principal bedroom is especially attractive, with exposed roof timbers and a vaulted ceiling creating a distinctive sense of space. The bedrooms are served by a generous bathroom, fitted with both a bath and separate shower.

The outbuildings add considerably to the flexibility of the property. A recently added annexe provides a series of useful rooms which lend themselves particularly well to home working, hobbies or additional recreational space. The traditional barn has also been converted to provide a practical boot room/utility room and substantial store, complementing the main house and providing excellent ancillary space for a country lifestyle.

Outside, Long Acre Cottage sits within gardens and grounds of approximately one third of an acre. The house is approached through a five-bar gate onto a generous gravelled driveway, with ample space for parking and access to the outbuildings. The gardens extend principally to the rear, where a broad expanse of lawn is framed by established hedging, mature trees and varied planting, creating a pleasing sense of privacy. Gravelled and decked seating areas immediately around the house provide several places for outdoor dining and relaxation, while the depth of the garden gives an attractive open outlook back towards the house and its collection of contrasting outbuildings.

Altogether, Long Acre Cottage is a home of considerable character and versatility, with a choice of reception spaces, excellent ancillary accommodation and generous gardens combining to create an appealing setting for both everyday living and entertaining.

Long Acre Cottage occupies an appealing position on Firs Lane in the sought-after Surrey village of Shamley Green, surrounded by the attractive countryside of the Surrey Hills. The village has a strong sense of community, with a village shop, popular pubs, church and village green, while the surrounding lanes, footpaths and bridleways provide excellent opportunities for walking and cycling. For a wider range of shopping, leisure and cultural amenities, Guildford is readily accessible, together with its mainline station offering regular services to London Waterloo. The area is also well placed for a number of highly regarded schools, making this an excellent setting for those seeking village life while remaining within convenient reach of Guildford and the wider road and rail network.

Transport Links
Chilworth 2.2 miles
Shalford 2.7 miles

Council tax band: Tax band E
Local authority: Waverley Borough Council
Tenure: Freehold

Viewings by appointment only
01483 576833 / sales@seymours-guildford.co.uk



Period property



Desirable location

