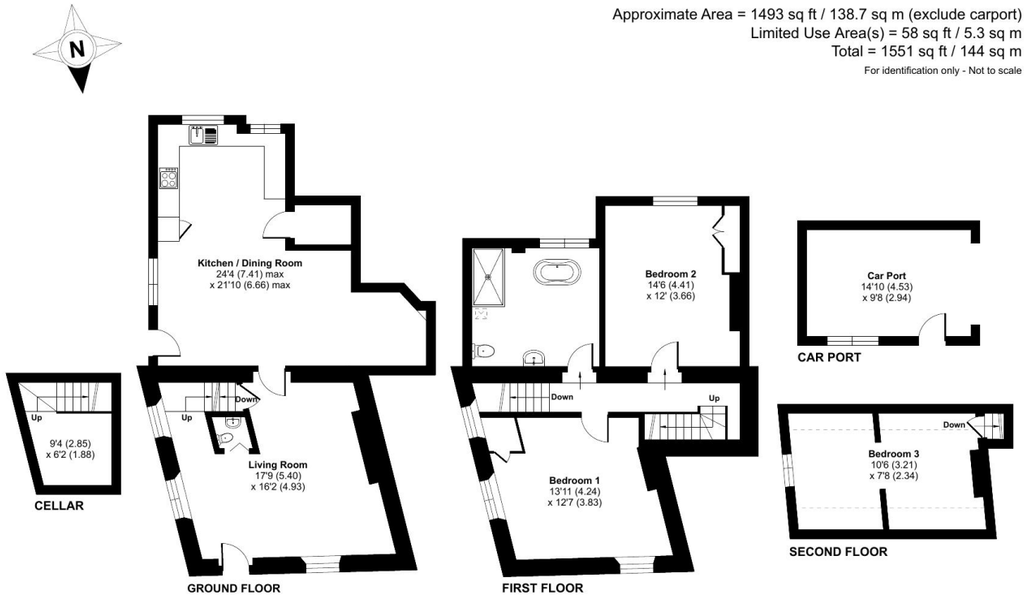
Floorplan

The Square, Shere, Guildford, GU5

Approximate Area = 1493 sq ft / 138.7 sq m (exclude carport)
Limited Use Area(s) = 58 sq ft / 5.3 sq m
Total = 1551 sq ft / 144 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). © nichecom 2025. Produced for Seymours Estate Agents. REF: 1319294







Seymours











The Cottage, The Square
Shere, Guildford, Surrey, GU5 9HG

£925,000 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

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Property details

- 3 bedrooms
- 1 bath
- EPC Rating E
- 1551 sq. ft
- Gomshall 0.64 miles
- End of terrace
- Period cottage
- Grade II listed
- Generous garden
- Carport
- Sought-after Village location

Nestled in a tranquil yet central spot in the ever-popular village of Shere, this beautifully maintained three bedroom semi-detached Grade II listed cottage perfectly balances historic charm with modern comfort. With a generous garden, detached car port, and off-street parking, it offers a rare opportunity to enjoy village life in a picturesque setting.

The front door opens into a welcoming hallway that leads into a spacious sitting room with character features including exposed beams, a bay window overlooking The Square, and a traditional open fireplace. A door leads down to the useful cellar, ideal for storage. At the rear of the home, the living space opens up into a stunning kitchen and dining area. This sociable space is filled with light from a skylight and multiple windows, and includes an excellent range of fitted units, space for a large dining table, further exposed beams, and a walk-in pantry/utility area. There is direct access to the side passage and rear garden.

Upstairs, the main bedroom is impressively spacious, enjoying dual aspects with views over the church and village, and includes built-in wardrobes. The second double bedroom has fitted storage and overlooks the rear garden. A generously sized bathroom includes a freestanding roll-top bath, separate walk-in shower, and a skylight for natural light and ventilation. A narrow staircase leads to the second floor, where there is an additional room with a window and limited head height, making it suitable for younger children, occasional use, or storage.

The rear garden is a real highlight, a patio directly behind the house leads onto a well-kept lawn, which continues up to a seating area with a shed. Beyond this, steps rise to the detached garage and private parking space, accessed via a track opposite the William Bray pub.

This is a rare chance to secure a charming period property in the heart of one of Surrey's most desirable villages, ideally suited to families, downsizers, or as a weekend retreat.

The scenic village of Shere offers excellent local amenities, with the main town centres of Guildford, Dorking and Cranleigh hosting weekly markets, an extensive range of shops, restaurants, entertainment and leisure facilities, plus excellent schools.

Transport Links
Gomshall 0.64 miles
Chilworth 2.62 miles
Clandon 3.54 miles

Council tax band: Tax band G
Local authority: Guildford Borough Council
Tenure: Freehold

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



Generous garden





Desirable location

