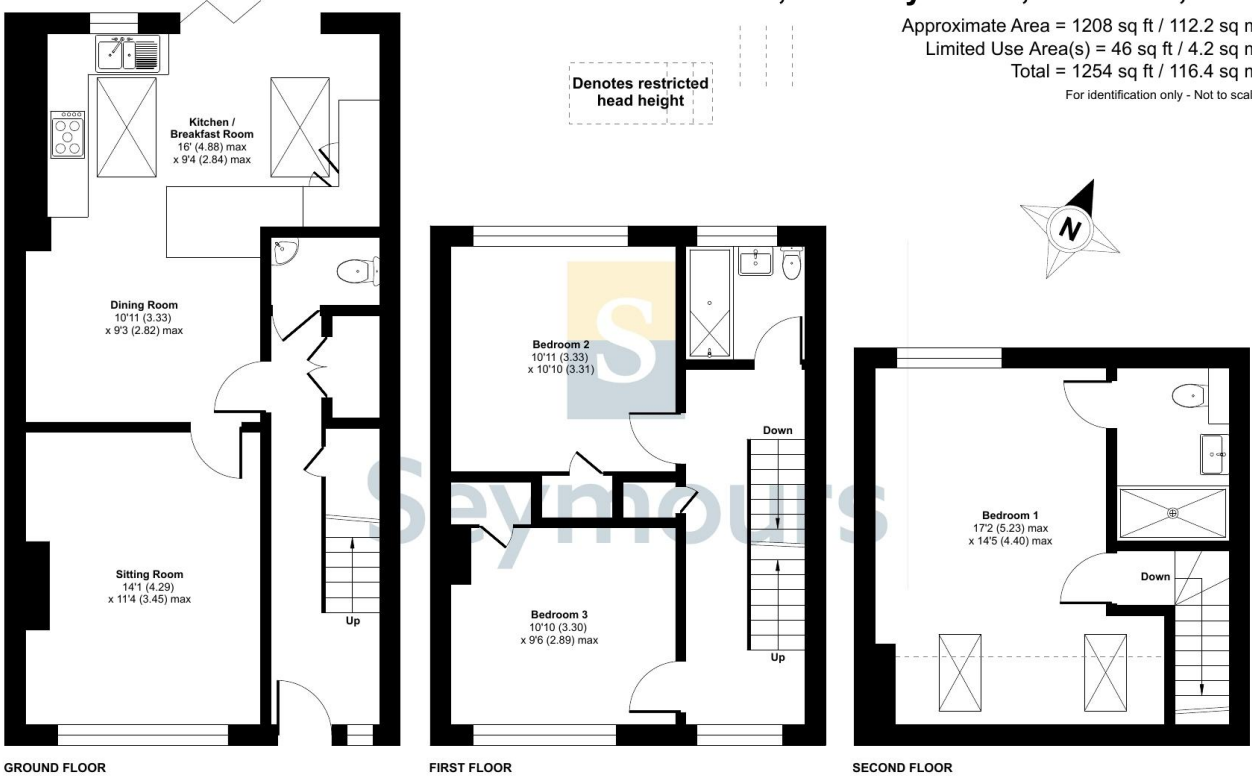


Floorplan

Hullmead, Shamley Green, Guildford, GU5

Approximate Area = 1208 sq ft / 112.2 sq m
Limited Use Area(s) = 46 sq ft / 4.2 sq m
Total = 1254 sq ft / 116.4 sq m
For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1483453



Seymours



55 Hullmead
Shamley Green, Guildford, Surrey, GU5 0UF
£525,000 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
-  2 baths
-  EPC Rating C
-  1254 sq. ft
-  Chilworth 2.3 miles
-  End of terrace
-  Off-street parking
-  Private garden
-  Two reception rooms
-  Impressive kitchen
-  Located in the sought-after Shamley green Village
-  Excellent transport links
-  Well-regarded schools nearby

This beautifully presented family home has been thoughtfully extended and improved to create stylish and versatile accommodation arranged over three floors. Situated in the heart of the sought-after village of Shamley Green, the property combines contemporary living with practical family space and benefits from driveway parking and a landscaped rear garden.

The welcoming entrance hall provides access to a bright and comfortable sitting room, while to the rear the home opens into an impressive kitchen and dining space that has been extended to create the heart of the home. Fitted with a range of sleek contemporary units, integrated appliances, a central island and generous worktop space, the kitchen is flooded with natural light from roof lanterns and enjoys wide bi-fold doors opening directly onto the rear terrace and garden, creating an ideal setting for both everyday family life and entertaining. A separate dining room offers additional reception space and a modern cloakroom completes the ground floor.

The first floor provides two generous double bedrooms and a further bedroom, currently used as a home office, together with a contemporary family bathroom and a separate shower room, offering excellent flexibility for growing families.

Occupying the top floor is the impressive principal bedroom suite, a spacious and light-filled retreat featuring fitted storage and a stylish en-suite shower room.

Outside, the property enjoys driveway parking to the front, while the enclosed rear garden has been designed for both relaxation and entertaining. A generous paved terrace leads onto an area of lawn bordered by mature planting, creating a private and attractive setting, with a timber garden shed providing useful external storage.

Shamley Green is one of Surrey's most desirable villages, centred around its picturesque village green, renowned village pub and welcoming community atmosphere. The village offers a well-regarded primary school, local stores and beautiful surrounding countryside, while nearby Cranleigh and Guildford provide a wider range of shopping, dining and leisure facilities. Guildford's mainline station offers fast and frequent services to London Waterloo, and the A3 provides convenient road links to London, the M25 and the south coast.

Transport Links

Chilworth 2.3 miles
Shalford 2.8 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



A modern three bedroom home

