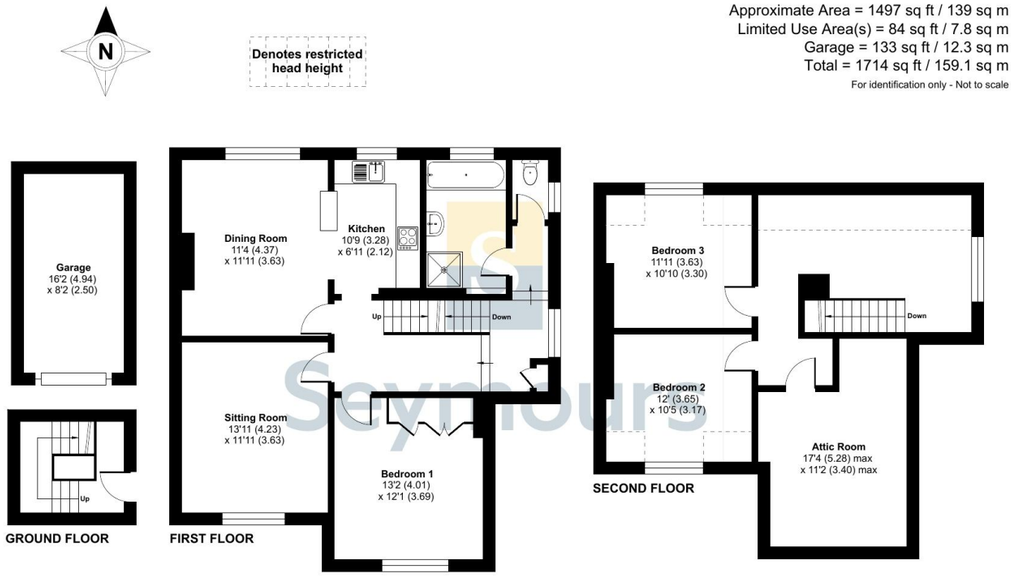
Floorplan

Efford, Willow Walk, Shere, Guildford, GU5

Approximate Area = 1497 sq ft / 139 sq m
Limited Use Area(s) = 84 sq ft / 7.8 sq m
Garage = 133 sq ft / 12.3 sq m
Total = 1714 sq ft / 159.1 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). © nichecom 2026. Produced for Seymours Estate Agents. REF: 1485738







Seymours











Flat 2, Efford, Willow Walk
Shere, Guildford, Surrey, GU5 9HY

£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
- 1 bath
- EPC Rating D
- 1714 sq. ft
- Gomshall 1.1 miles
- No onward chain
- Split-level maisonette
- Garage
- Parking
- Shought-after Village location
- Within easy reach of Guildford town centre

No onward chain. Occupying a desirable position in the heart of the sought-after Surrey village of Shere, this charming three bedroom home offers spacious and versatile accommodation arranged over two floors, together with the rare benefit of a private front door, a garage and off-street parking. Enjoying attractive views towards the surrounding countryside, the property combines character features with generous room proportions in an idyllic village setting.

Accessed via its own private front door, a staircase rises to the first floor where the main accommodation is arranged. This level comprises a welcoming landing, a delightful sitting room featuring an attractive fireplace and large windows that frame leafy views and fill the room with natural light, a spacious dining room opening into the adjoining kitchen, which is fitted with a comprehensive range of units, generous work surfaces and integrated cooking appliances, creating a sociable space for everyday living and entertaining. Also on this floor are the principal bedroom and a well-appointed family bathroom, complete with a freestanding roll-top bath and separate shower.

Stairs continue to the second floor, where there are two further well-proportioned bedrooms together with a substantial attic room, offering excellent storage or potential to be utilised as a hobby room, home office or playroom, subject to any necessary consents.

Outside, the property benefits from a garage and valuable off-street parking, adding further practicality to this appealing home.

Willow Walk is quietly positioned within the picturesque village of Shere, one of Surrey's most desirable locations, surrounded by the beautiful Surrey Hills National Landscape. The village offers a charming selection of independent shops, cafés, pubs and everyday amenities, together with a strong sense of community. Nearby Guildford provides a wider range of shopping, restaurants and leisure facilities, as well as a mainline station offering fast and frequent services to London Waterloo. The A25 and A3 are both easily accessible, providing convenient road links to London, the M25 and the south coast, while the surrounding countryside offers exceptional walking, cycling and outdoor pursuits.

Length of lease: 125 years from 29 September 2009
Share of Freehold
Service charge: No set service charge

Transport Links
Gomshall 1.1 miles
Chilworth 2.5 miles

Council tax band: Tax band TBC
Local authority: Guildford Borough Council
Tenure: Share of Freehold

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

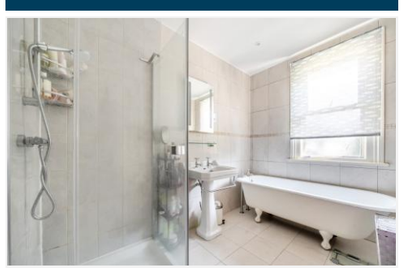


Split-level maisonette with private front door





Desirable location



The Property Ombudsman
ctsi APPROVED CODE TradingStandards.uk