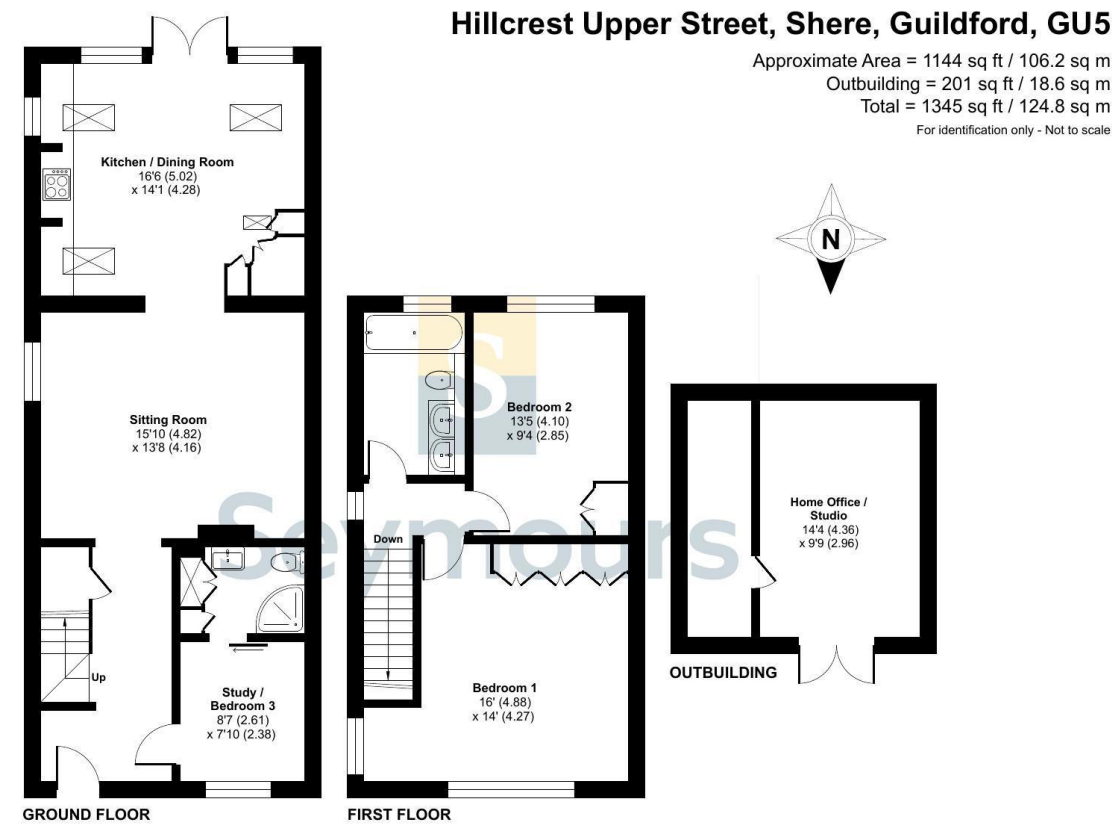
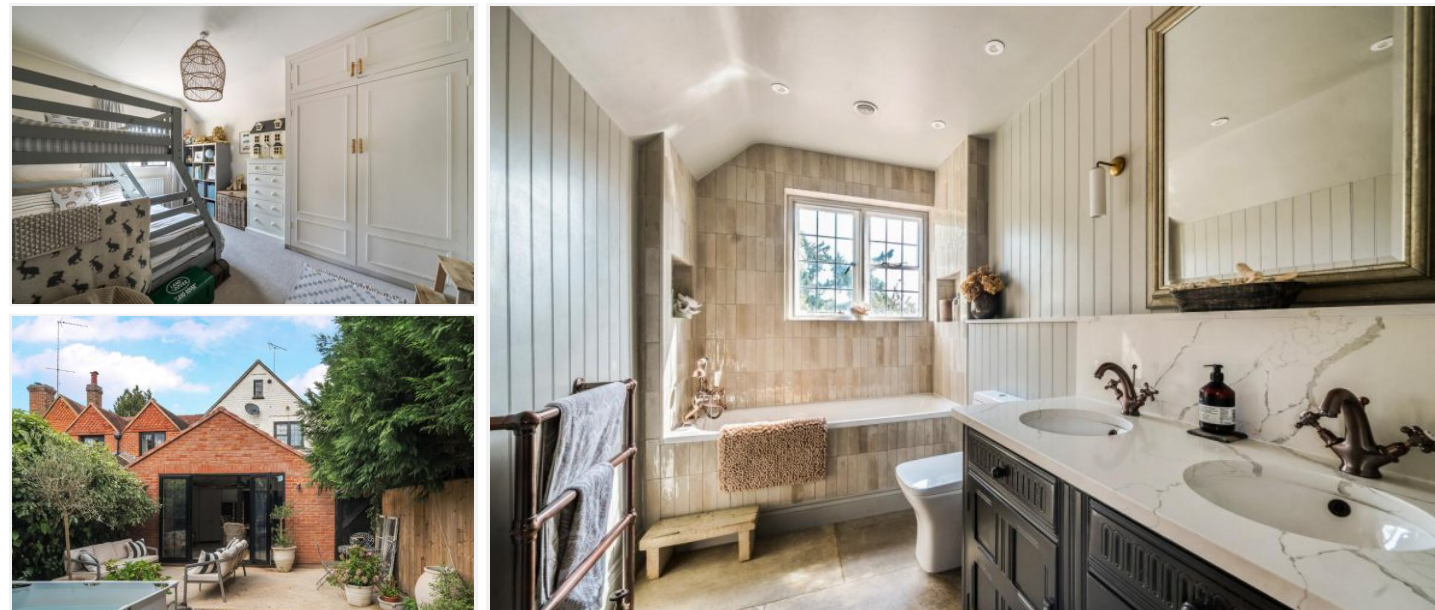




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1508306



Hillcrest, Upper Street Shere, Guildford, GU5 9JE

£875,000 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

- 2/3 bedrooms
- 2 baths
- EPC Rating C
- 1345 sq. ft
- Gomshall 1.1 miles
- Semi-detached
- Extended and updated by current owners
- Beautifully-presented
- Period property
- Private rear garden
- Outbuilding
- Located one of Surrey's most sought-after villages
- Excellent transport links

A charming and beautifully presented two/three-bedroom character cottage, situated in the heart of the highly sought-after Surrey village of Shere. Extended and updated by the current owners in 2022/2024, the property offers a wonderful blend of character, modern living and flexible accommodation.

The ground floor features a welcoming entrance hall leading through to the living room, where an attractive feature fireplace provides a charming focal point. A versatile study/third bedroom offers excellent flexibility, while to the rear, the impressive open-plan kitchen/dining room forms the heart of the home. Offering an excellent range of cabinetry and integrated appliances, there is ample space for both everyday family life and entertaining. Double doors open directly onto the south-facing garden, creating a lovely connection between the house and outside space.

Also on the ground floor is a contemporary shower room with utility space for a washing machine and dryer, providing excellent practicality.

Upstairs are two generous double bedrooms, both benefiting from fitted wardrobes, together with a modern family bathroom featuring underfloor heating. A ladder provides access to a large boarded loft space, offering extensive additional storage.

Outside, the property enjoys a south-facing rear garden, mainly laid to lawn with established planting, hedging and fencing. At the far end of the garden is a versatile art studio, ideal for creative pursuits or use as a home office, with additional storage positioned alongside. The property also benefits from gated side access and parking outside for a small car.

Shere is one of Surrey's most desirable villages, surrounded by the beautiful Surrey Hills and North Downs. The picturesque village offers a wonderful selection of independent shops, cafés, restaurants and traditional country pubs, together with excellent walking and cycling opportunities. Guildford, Dorking and Gomshall provide convenient rail links, while the A3 and M25 offer easy access to London and beyond.

Transport Links

Gomshall 1.1 miles
Chilworth 2.5 miles

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

Viewings by appointment only
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Thoughtfully extended and updated by the current owners



Sought-after Village location

