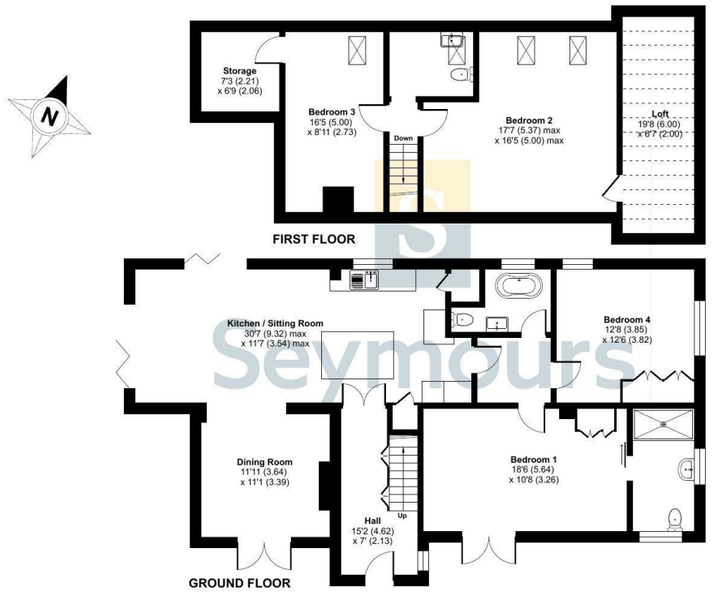
Floorplan

Stroud Common, Shamley Green, Guildford, GU5

Approximate Area = 1723 sq ft / 160 sq m
Limited Use Area(s) = 137 sq ft / 12.7 sq m
Total = 1860 sq ft / 172.7 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: 1508956







Seymours











Manor Lodge, Stroud Common
Shamley Green, Guildford, Surrey, GU5
oSZ £1,000,000 Guide Price

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

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Arrange a viewing: 01483 576833

Property details

- 4 bedrooms
- 3 baths
- EPC Rating E
- 1860 sq. ft
- Chilworth 2.8 miles

- Thoughtfully renovated and updated by the current owners
- Finished to a high standard throughout
- Impressive open plan kitchen and sitting room
- Separate dining room with exposed brick fireplace
- Four double bedrooms
- Approximately 0.83 acres of predominantly wooded grounds
- Extensive terraces, woodland seating areas and pond
- Private setting within the Surrey Hills National Landscape
- Convenient for Shamley Green, Guildford, Cranleigh and Godalming
- Highly-regarded schools nearby

A thoughtfully renovated four bedroom detached home offering beautifully presented and highly versatile accommodation, set within approximately 0.83 acres of enchanting, predominantly wooded grounds in the Surrey Hills National Landscape.

Offering approximately 1,860 sq ft including limited-use areas, Manor Lodge has been updated and finished to a high standard by the current owners. The accommodation successfully blends contemporary family living with considerable character, including exposed stonework, timber floors and a handsome brick fireplace.

At the heart of the home is an impressive kitchen/sitting room measuring more than 30 feet at its widest point. The kitchen features extensive cabinetry, exposed stonework and a large central island with breakfast-bar seating, while several sets of glazed doors connect the sitting area with the surrounding gardens and terrace. A separate dining room provides an inviting space for more formal entertaining.

Two bedrooms are arranged on the ground floor, including a spacious principal bedroom with direct garden access and a private shower room. A further double bedroom and stylish family bathroom with a freestanding roll-top bath complete this level.

Upstairs are two additional generous bedrooms, both enhanced by roof windows and the character of the roofline. A cloakroom, useful storage room and substantial loft area complete the versatile first-floor accommodation.

Outside, a broad brick terrace wraps around the house, creating several attractive spaces for dining and relaxation. The enchanting grounds include open areas for recreation, mature woodland, seating areas and a pond, providing an exceptional sense of privacy and a wonderful space for family life.

Shamley Green is a highly regarded Surrey village with a picturesque green, village shop and Post Office, popular public houses and a strong community atmosphere. Guildford, Cranleigh and Godalming are all within convenient reach, offering extensive amenities, excellent schooling and transport connections, including direct rail services from Guildford to London Waterloo.

Transport Links
Chilworth 2.8 miles
Shalford 3.6 miles

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

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

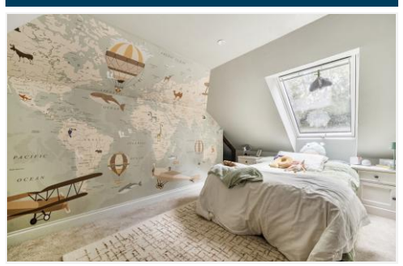


Located in a tranquil setting





Four double bedrooms



The Property Ombudsman
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