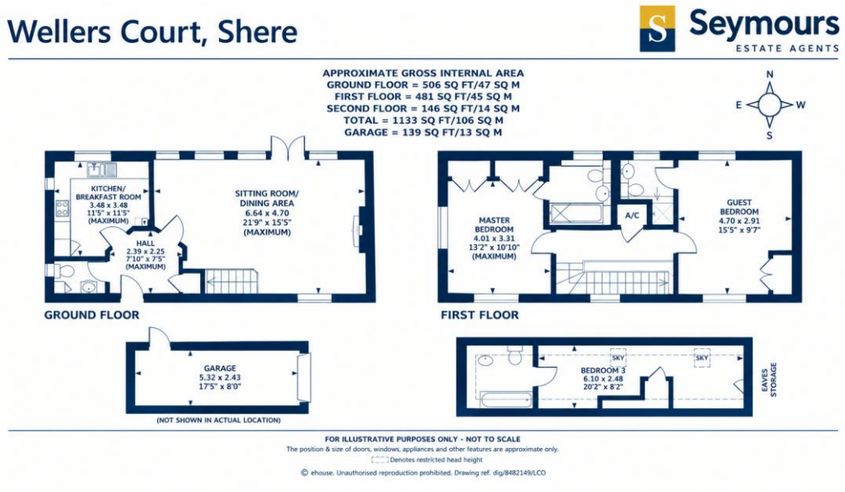
Floorplan









Seymours











1 Wellers Court
Shere, Guildford, Surrey, GU5 9JU

£995,000 Guide Price

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

The information contained in these Sales Particulars does not form part of any contract neither is any warranty given or implied by Seymours or their clients as to the accuracy of measurements of details stated. Every effort is made to ensure that our Sales Particulars are correct and reliable. We do not test service, systems and appliances and we are unable to verify they are in working order.

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 2 baths
- EPC Rating C
- 1272 sq. ft
- Gomshall 0.9 miles
- End of terrace
- Garage
- Attractive riverside setting
- No onward chain
- Beautifully-presented
- Additional loft room used as a third bedroom (accessed via a ladder)
- Sought-after Village location
- Generous mature garden adjoining the River Tillingbourne

No onward chain. Enjoying an attractive riverside setting in the heart of Shere, this beautifully presented home benefits from a separate garage and an established garden beside the River Tillingbourne. The light and spacious accommodation includes two double bedrooms, both with en-suite facilities, together with an additional loft room and bathroom.

The entrance hall provides a welcoming introduction, with wood-effect flooring, useful storage and a ground-floor cloakroom. Glazed doors lead through to the principal living accommodation, allowing natural light to flow between the rooms.

The spacious sitting/dining room is a particular feature, with windows to several aspects and French doors opening onto the garden terrace. A fireplace with a decorative surround provides a focal point for the sitting area, while the generous layout offers plenty of space for a dining table and additional furniture. Views across the garden towards the river create an appealing backdrop.

The kitchen/breakfast room is fitted with a comprehensive range of cream cabinetry, complemented by contrasting work surfaces, tiled splashbacks and under-cupboard lighting. Built-in cooking appliances and a gas hob are incorporated into the design, while space for a breakfast table makes this a practical room for everyday dining.

On the first floor, the principal bedroom enjoys windows to two aspects, fitted wardrobes and an en-suite bathroom with a bath, shower attachment and vanity storage. The second double bedroom also benefits from fitted storage and its own en-suite shower room. The additional loft room features rooflights, sloping ceilings and eaves storage, with a further bathroom adjoining.

Outside, a paved terrace immediately adjoining the house provides an inviting setting for outdoor dining, with the garden extending around a lawn bordered by mature trees and planting. Established brickwork and planted borders add character, while the river along the garden's edge provides a delightful outlook. Further seating areas offer different places to enjoy the surroundings, and the separate garage provides useful parking or storage.

Wellers Court is conveniently positioned for Shere's village shops, cafés and traditional pubs. The village's historic buildings and riverside setting are complemented by access to the surrounding Surrey Hills countryside, with scenic walks towards Albury and the neighbouring villages. Gomshall provides the nearest railway station, while Guildford and Dorking offer a wider selection of shopping, leisure facilities and rail connections.

Transport Links

Gomshall 0.9 miles

Chilworth 2.7 miles

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

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

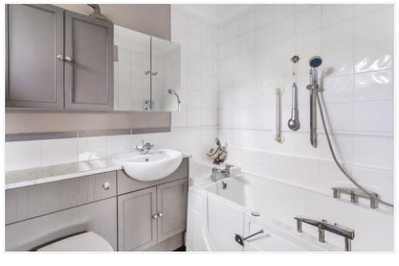


Beautifully-presented





No onward chain



The Property Ombudsman
APPROVED CODE TradingStandards.uk