



**Meridian, Shophouse Lane, Farley Green,
Surrey GU5 9EG
Price £1,700,000 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

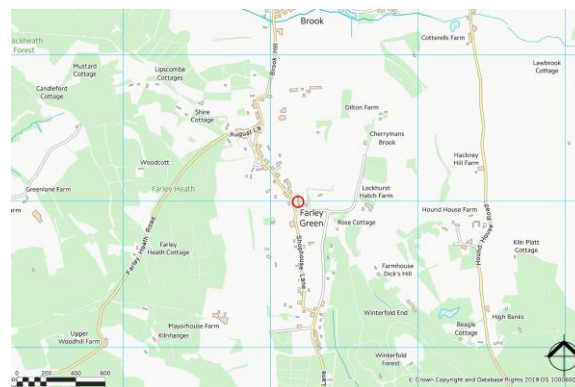
An exceptionally well presented & spacious 4 double bed, 4 reception area, 3 bath detached family home set in a circa 0.6 acre landscaped garden with recently constructed, fully heated outbuilding/office with electricity & Wifi in the heart of the Surrey Hills. Ground floor accommodation comprises a good size entrance hall with double oak doors through to a spacious sitting room with feature log burner, double doors to side of house & Amtico flooring, a good size family room & study with continuation of Amtico flooring, a superbly fitted kitchen with island to include breakfast bar & fully integrated appliances open plan to an expansive dining area with feature glazed roof panels & bi-fold doors opening out on to the patio & rear garden. A separate utility/boot room provides access to a wc & has a further door to side garden with custom built log store. The first floor boasts a large dual aspect master bedroom with ensuite bathroom with bath & separate wet room style shower, 2 further double bedrooms & a family shower room. A further staircase leads up to a further double bedroom, set slightly into the eaves & providing additional storage, with a very large ensuite wet room style shower. The property benefits from a lutron lighting system & security cameras throughout. Outside electric intercom double gates to the front provide access to an extensive gravelled driveway providing off-street parking for numerous cars, with lawned areas, mature trees & shrubs. The rear garden is mainly laid to lawn, with an extensive patio area to the rear of the property with ample space for table & chairs, & includes a fire pit area with under seating lighting & a hot tub. There is a vegetable patch & orchard area with apple, pear, sloe & plum trees, blueberries, redcurrants & blackcurrants & also a greenhouse, shed & summerhouse to the rear of the garden & a superb outbuilding/office with plumbing available for a wc. This exceptional family home has been refurbished to the highest standard & is located in a sought after, quiet location in Farley Green village. Must be seen !

Directions :

From our office in Shere, proceed over the stream, past the pubs & along Shere Lane towards Ewhurst. At the top of the hill & before you go over the railway bridge, turn right towards Albury & Farley Green. As the road bears round to the right, bear left into Little London, continue past the William IV pub & under the railway bridge to the T-junction. Turn left up Brook Hill & into Farley Green, turning left into Shophouse Lane immediately before the village Green. Continue along this road for circa 1/2 mile, where you will find Meridian on your left just after the turning on your left "Kingsfield".

Situation :

Situated in a very private & peaceful location in Farley Green village, in the heart of the Surrey Hills, within close proximity to the King William IV pub & a riding school in Little London, within circa 3 miles of Shere, Albury & Shamley Green villages (with a selection of local stores, pubs, cafes etc.), providing easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Cranleigh, Guildford & Dorking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	68	76
EU Directive 2002/91/EC		

Council Tax - Guildford Borough Council 01483 505050 - Band G £3,483.02 per annum (2021-22)

All Mains Services except oil rather than gas & a private septic tank rather than mains drains

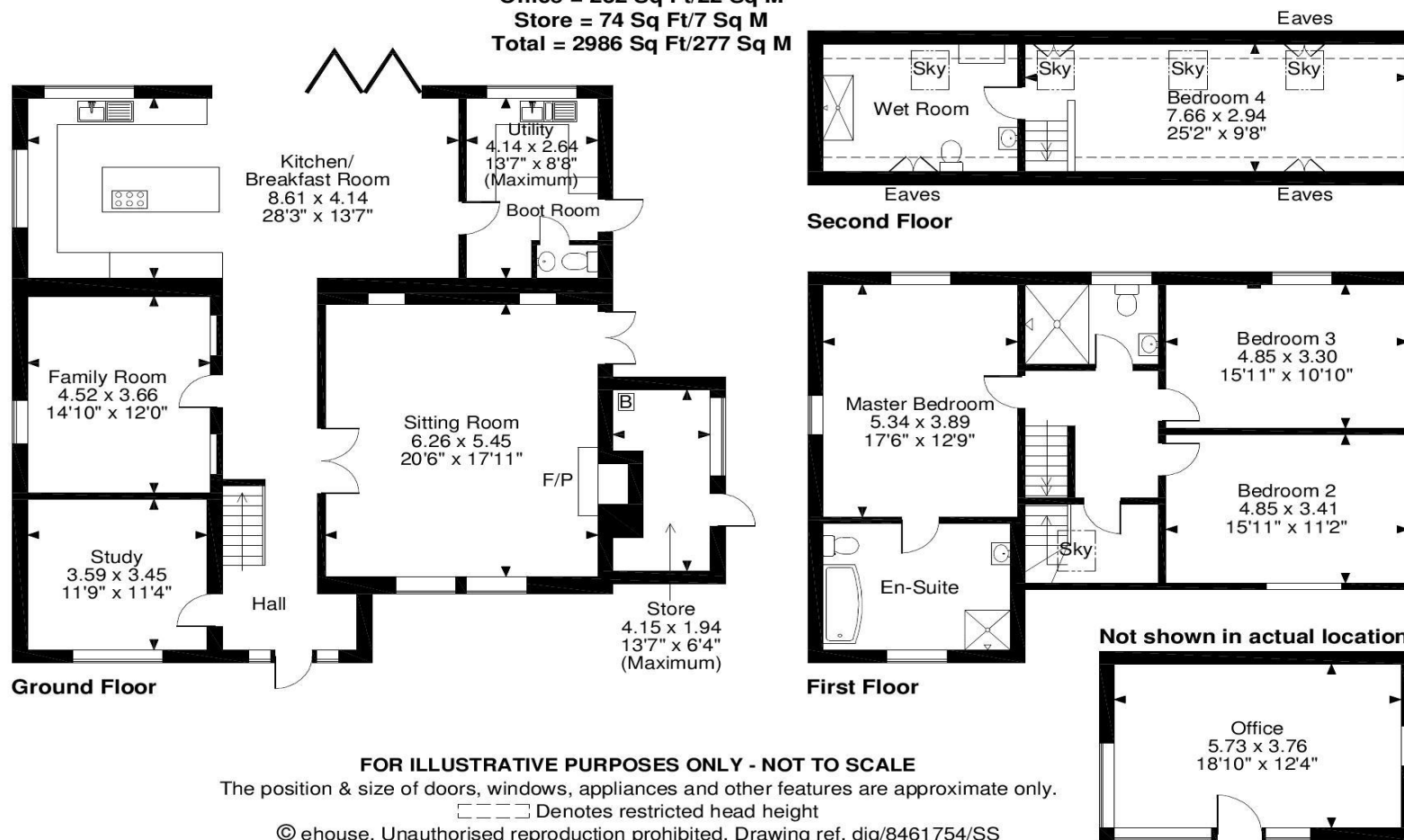
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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Approximate Gross Internal Area
Ground Floor = 1469 Sq Ft/136 Sq M
First Floor = 923 Sq Ft/86 Sq M
Second Floor = 288 Sq Ft/27 Sq M
Office = 232 Sq Ft/22 Sq M
Store = 74 Sq Ft/7 Sq M
Total = 2986 Sq Ft/277 Sq M



Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
 Saturday 09:30am – 5:00pm