



Sunnybank, Shamley Green. GU5 0UQ  
£825,000



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*your local property experts*

 ESTATE AGENT  
Est. 1991



## Sunnybank Hullbrook Lane

- Four Bedroom Detached House
- Sought after village location
- Views to the front over farmland
- Modern open plan kitchen/dining/family room
- Pretty garden
- Good size driveway and single garage.

This beautiful semi-rural village is set on the edge of farmland and the Surrey Hills. It has a central cricket green, two pubs, a well regarded general store and post office, cafe, village hall, church, nursery, pre-school. A further selection of well regarded private and state schools are within easy reach. Cranleigh and Guildford are both a short journey from the village and offer an excellent mix of shopping, eating and leisure facilities. Guildford has good transport links including a mainline train station with regular services to London and motorway connections via the A3.



Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: TBC

EPC Environmental Impact Rating: TBC

## Sunnybank Hullbrook Lane

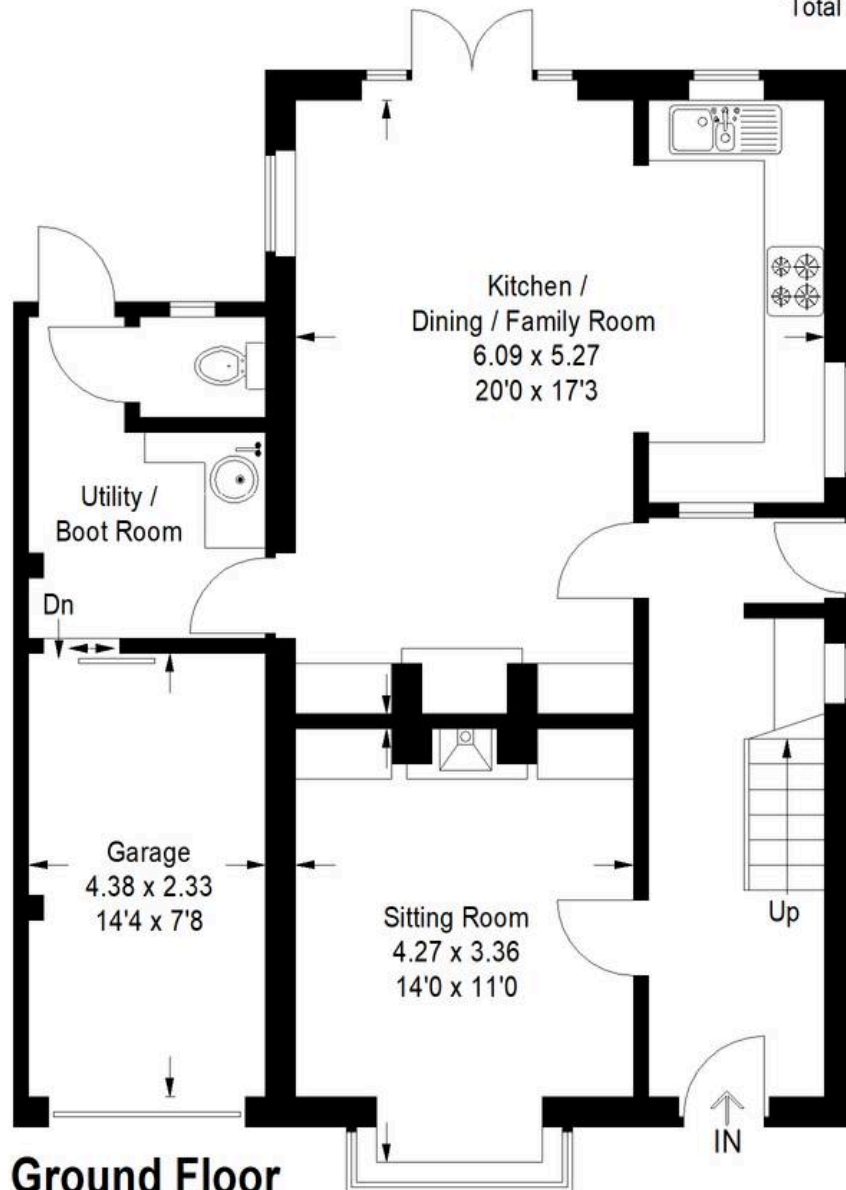
An attractive four bedroom detached home enviably situated in this prime location close to the village centre, yet enjoying rural aspects to the front over farmland. The accommodation is arranged over two floors with a welcoming reception hall leading to a sitting room with fireplace and woodburning stove and attractive window seat, giving aspects to the front towards the farmland. The accommodation then extends into an open plan kitchen/dining and family room with modern fitted kitchen and double patio doors to the garden. The door leads through to a utility room and ground floor cloakroom completing the ground floor. Stairs rise to the first floor where there are four bedrooms, two double and two single and a modern family bathroom with separate bath and shower. Outside, the property is approached via a good sized brick pavia driveway flanked by lawns leading to a single garage. Side access to the rear garden, which is a lovely feature of the property having paved patio, stepping up onto good sized lawns with well stocked flower and shrub borders around, ornamental pond and two timber garden buildings. We highly recommend a visit to fully appreciate the accommodation on offer and the property's super location.



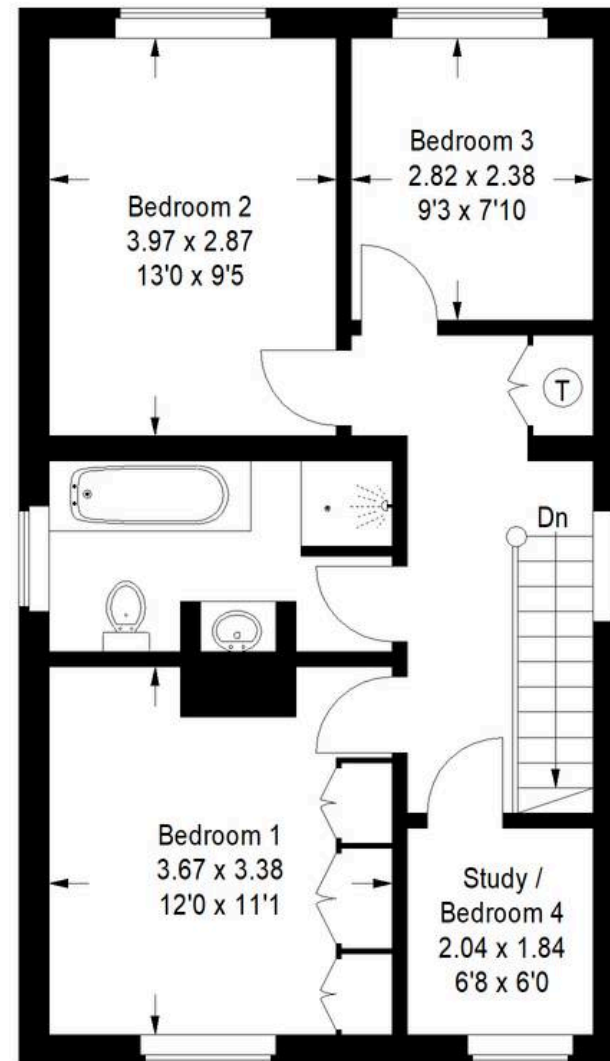


# Hullbrook Lane, Shamley Green

Approximate Gross Internal Area  
Ground Floor (Including Garage) = 74.4 sq m / 801 sq ft  
First Floor = 53.5 sq m / 576 sq ft  
Total = 127.9 sq m / 1377 sq ft



Ground Floor



First Floor



This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



## Roger Coupe Estate Agent

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For clarification, these sales particulars have been prepared as a general guide. Room sizes are approximate and we have not carried out a detailed survey, nor tested any appliances, equipment, fixtures or services, so cannot verify that they are in working order, or fit for their purpose.