



Lapwing House, High Croft, Shamley Green



Lapwing House

Shamley Green

The current owners have cherished this exceptional property, built in the 1960s, as their family residence since 1995. Boasting more than 3000 square feet of living space, the home is situated in a coveted location within one of the area's most esteemed residential communities.

The property is accessed via a private driveway from High Croft, providing ample parking and access to a spacious garage. A covered porch leads to a practical lobby/cloak area, with a glazed door opening into the spacious entrance hall. The main reception areas all offer views of the beautiful south-facing gardens and are accessible from the entrance hall. These include a stunning triple-aspect sitting room with a focal fireplace that adjoins a light-filled conservatory, a study, a dining room, a delightful family room with doors that lead out to the gardens, and the utility room. The large fully fitted kitchen/breakfast room with a central island is accessible from both the entrance hall and the utility room. Additionally, a convenient downstairs cloakroom is available on this level.

The first floor features a generous upstairs landing that leads to four bedrooms, three of which offer views of the gardens, and a family bathroom equipped with a shower as well as a bath. The master bedroom suite includes a sizable dressing/cot room and an attached ensuite bathroom. Additionally, there is access to a large loft area, which may provide potential for expansion.

Notably, the exquisitely mature gardens and grounds encircle the house and benefit from a southerly aspect at the rear. Lapwing sits centrally within its plot, surrounded by tree-lined gardens that are predominantly lawned and offer complete privacy. Additionally, the outdoor space features a patio, playhouse, greenhouse, and shed.

Shamley Green is located amidst the picturesque Surrey Hills Area of Outstanding Natural Beauty, offering extensive opportunities for delightful walks and horse riding. This quintessential English village features a recently expanded general store and post office, a hairdresser, a coffee shop, a church, two public houses, a village pond, and a cricket green. The area is also home to several outstanding schools, including two in the village: Longacre School and Wonersh and Shamley Green Primary School, both of which are conveniently within walking distance of Lapwing.

The bustling village centre of Cranleigh is just a 10-minute drive from the property. Here, the High Street offers a wide range of shopping, leisure, and cultural amenities, including two supermarkets, a butcher, a fishmonger, an M&S Food Hall, as well as a library and leisure centre. The village also boasts several excellent pubs and coffee shops with outdoor seating, providing the perfect setting for an alfresco break.

The county town of Guildford, located 5 miles away, features a charming cobbled High Street and picturesque riverside scenes. Guildford offers excellent shopping with three covered shopping centres, a variety of restaurants, and recreational activities. The modern Spectrum Leisure Centre caters to sports enthusiasts, while the local theatres and Odeon cinema provide great entertainment. Additionally, there are regular train services to London Waterloo from Guildford, Godalming, and Farncombe. The road connections are excellent, with easy access to the A3, which connects to the M25 at Wisley (Junction 10), making central London, Heathrow, and Gatwick airports quickly accessible.

Guide Price: £1,750,000

Council tax band: G; **Tenure:** freehold; **EPC rating** TBC.























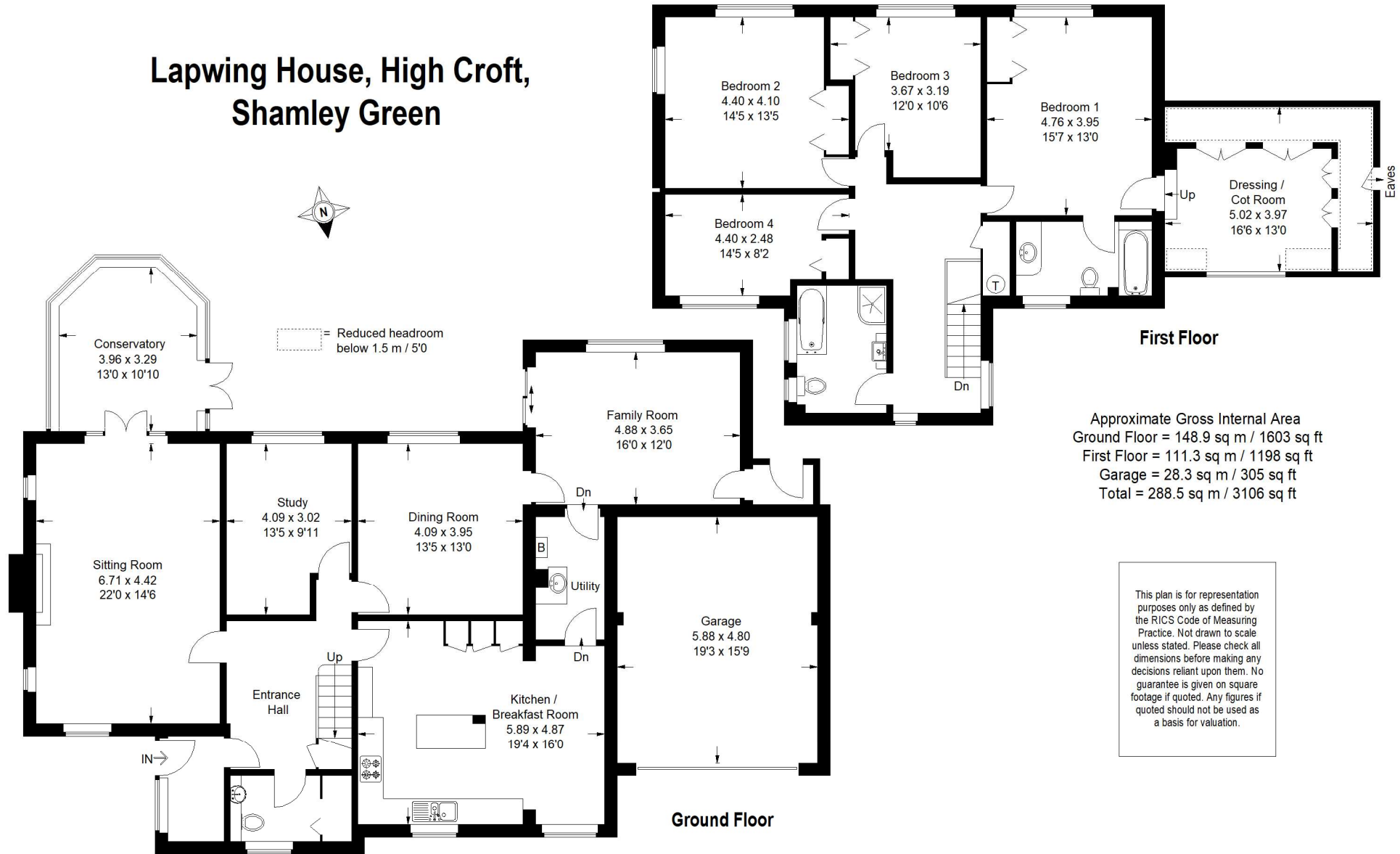








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