

TERRA COTTA

Independent Estate Agents

Melrose, Dorking Road, Gomshall, Surrey GU5 9NY



A substantial & superbly refurbished (just completed) 3 bed detached family home with accommodation comprising a large entrance hall with cupboard housing newly installed megaflo system & storage cupboards, large reception room with feature 3D inset fireplace set into display unit with extensive storage, shelves & lighting, & double doors providing access to front garden. A 2nd reception room features a large bay window overlooking the rear garden. The kitchen is L-shaped, & provides access to a study area, utility room, wc, & to the garages & rear garden. Upstairs offers 2 large double bedrooms, L-shaped 3rd bedroom & a very large family bathroom with a Bauhaus bathroom suite comprising stand alone bath, double wet room style shower, wc & basin. There are also inset display areas with lighting. The property boasts exceptionally high specification finishes throughout, to include solid wood doors & some floorings. To the front of the property, the garden is mainly laid to lawn, with an extensive parking area leading to the garages & this is bordered by mature hedging to the front boundary with views over woodland beyond. The rear garden is approx. 100 ft, is very private & has a patio & summer house. Planning permission has been granted to extend the property to create a 4 + bed, 3 reception room, 2 bath house with bi-fold doors leading out to the rear garden, so providing great scope to create a forever home.



Price Offers in Excess of £650,000 Freehold



Gomshall Office
48 Station Road, Gomshall GU5 9LA
Tel: 01483 205150



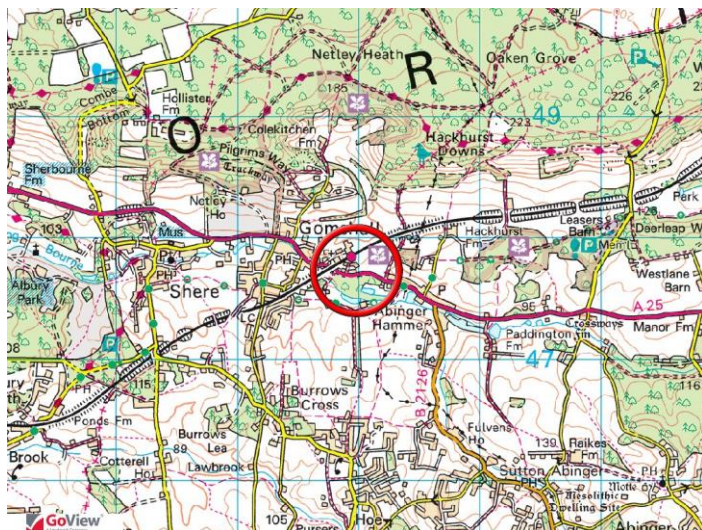
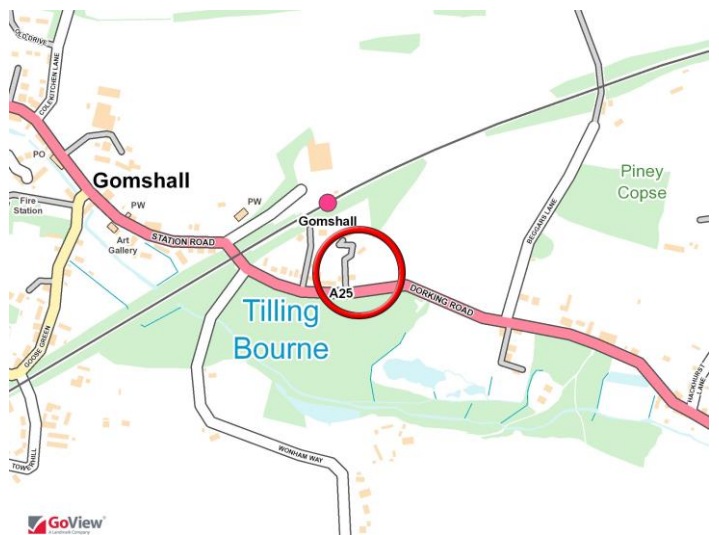
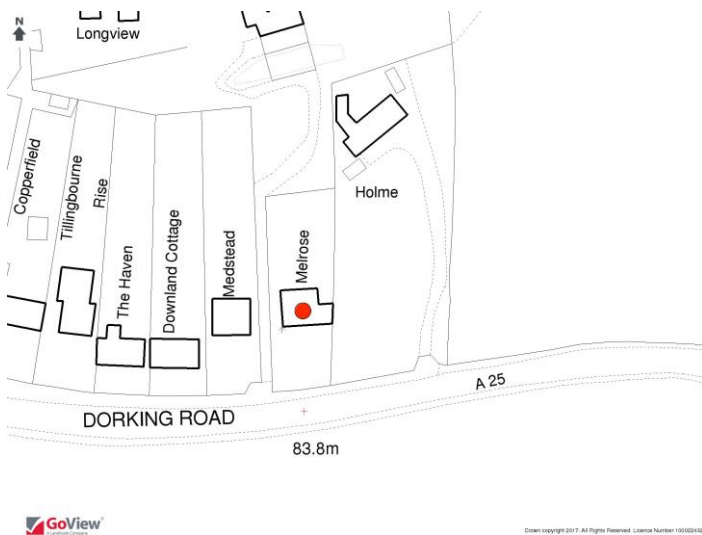
To arrange a viewing please call 01483 205150

Situation :

Situated within walking distance of Gomshall village & station, with local shops, pubs, cafe & station in the heart of the Surrey Hills, within close proximity to Shere village & providing easy access to numerous sought after schools, country pubs, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh. The property is located in a particularly friendly area, with apparently "great neighbours."

Directions :

From our office in Gomshall, head towards Dorking on the A25, go under the railway bridge and Melrose is 100 yards on your left, the 2nd to last house on the left before the fields.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | 98 |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | 91 |
| (92-100) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |

Council Tax - Guildford Borough Council - Band G - £2,963.18 per annum

All Mains Services

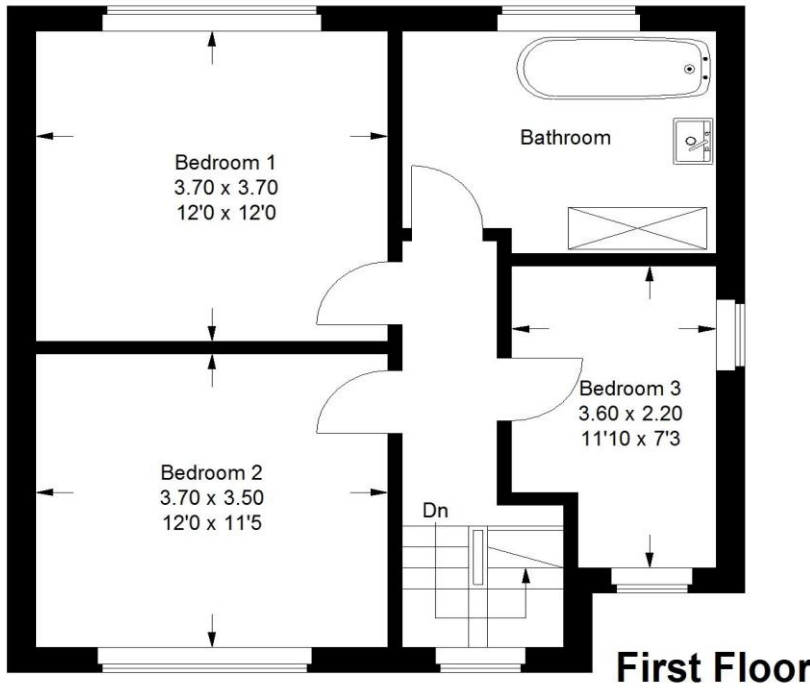
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Please note that the services, systems and appliances listed in these particulars have not been tested by Terra Cotta, and no guarantees as to their operating ability or their efficiency can be given. All fitted carpets and curtain fixtures are excluded from the sale unless specified to the contrary, although certain items may be available by separate negotiation. These particulars have been prepared in good faith and are not an offer or contract or part of one, and any descriptions are made based on an opinion & are NOT a statement of fact. Any prospective buyers should make their own enquiries before proceeding to purchase the property.

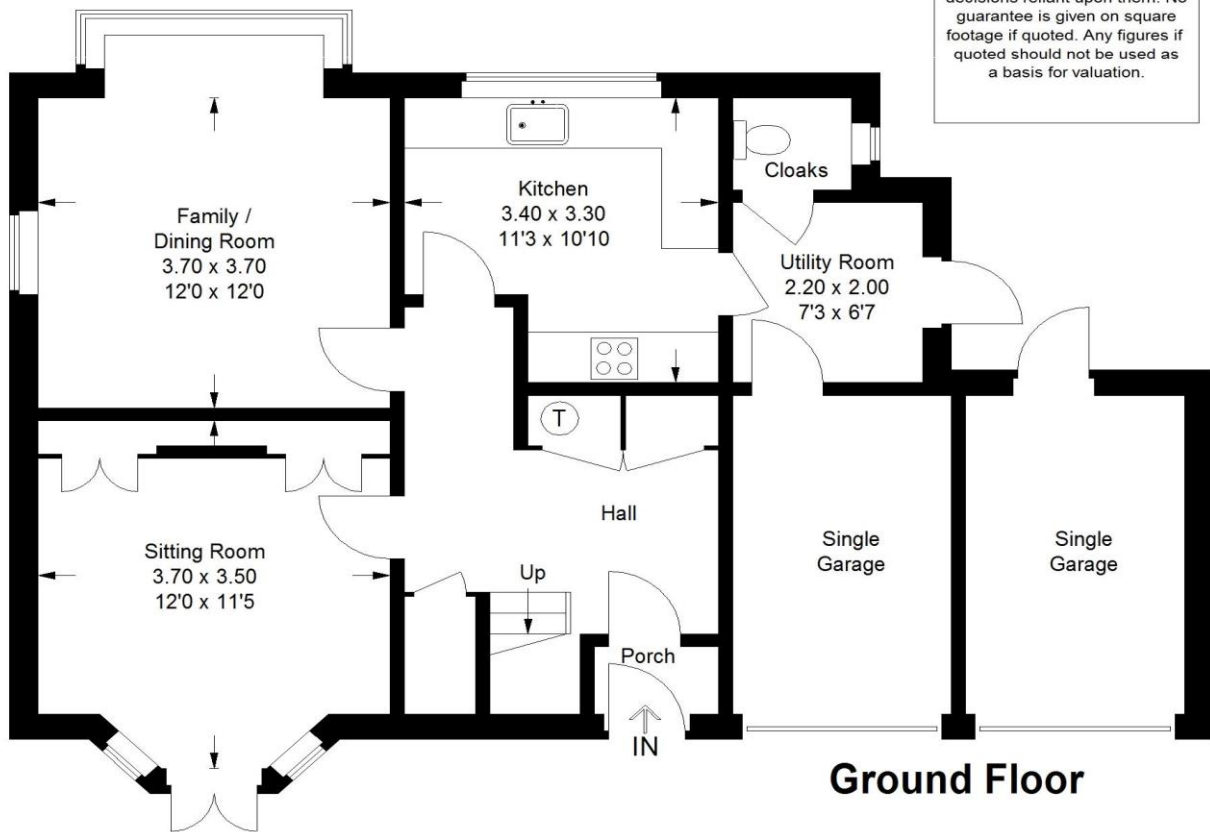
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Approximate Gross Internal Area
Ground Floor = 72 sq m / 775 sq ft
First Floor = 56.6 sq m / 609 sq ft
Total = 128.6 sq m / 1384 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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.



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, Windows & rooms are approximate, & no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only & should be used as such by any prospective purchaser.

Opening Hours:

Monday to Friday 09:30am - 5:30pm

Saturday 09:30am - 5:00pm

Sunday 10:00am - 4:00pm by appointment (excluding winter months)

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