

TERRA COTTA

Independent Estate Agents

Latch Cottage, 2 Queen Street, Gomshall, Surrey GU5 9LY



A beautifully extended & superbly refurbished tile hung 3 bedroom, 3 reception character property situated in the heart of Gomshall village and within an approx 15 minute drive to the centre of Guildford with main line station direct to London 35mins. Accommodation comprises sitting room with exposed brick open fireplace, kitchen with island / breakfast bar & fully integrated appliances open plan to both a family sitting area & dining space with feature roof lantern & bi-fold doors leading out to the rear landscaped garden with large sunny terrace. The ground floor also benefits from a shower room & downstairs cloakroom, a walk-in utility cupboard housing new boiler & other utilities. Upstairs offers 2 double bedrooms with fitted wardrobes, a single bedroom & Fired Earth bathroom with in-set bath & ceiling mounted shower. The property has been refurbished to an exceptionally high standard, & boasts many period features including solid oak floors & oak key & latch doors. Outside, the property benefits from off-street parking to the front, a detached garage with further parking to the rear, a good size lawned garden with mature trees & shrubs. The cottage backs onto Goose Green with direct access to the local countryside and a 5 minute walk to Gomshall train station with links into London.



rightmove 

Price £675,000 Freehold

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



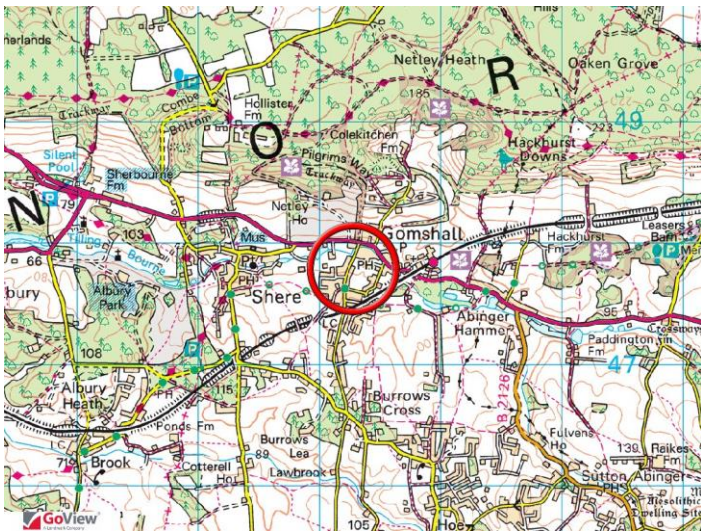
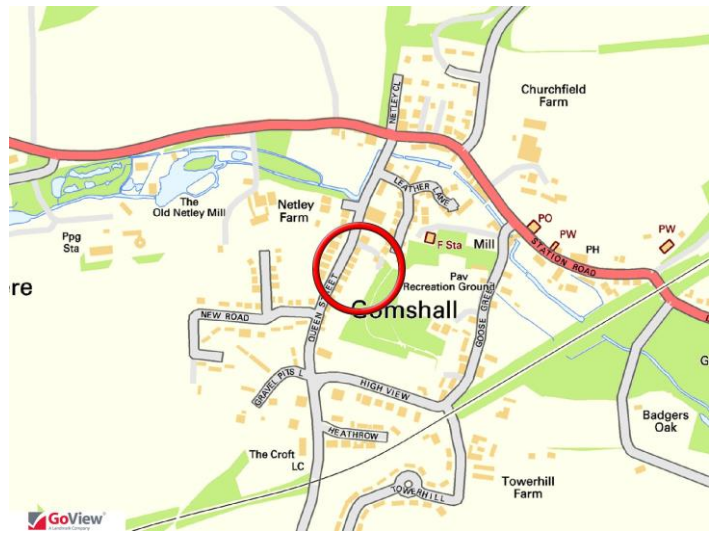
To arrange a viewing please call 01483 205150

Situation :

Situated within walking distance of Gomshall village (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.

Directions :

From our office in Gomshall proceed on the A25 in the Guildford direction and take the first turning on your left into Queen Street where Latch Cottage can be found on your left.



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		74	57
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		76	59
		EU Directive 2002/91/EC	

Council Tax : Guildford Borough Council - Band E - £2084.80 per annum

All Mains Services

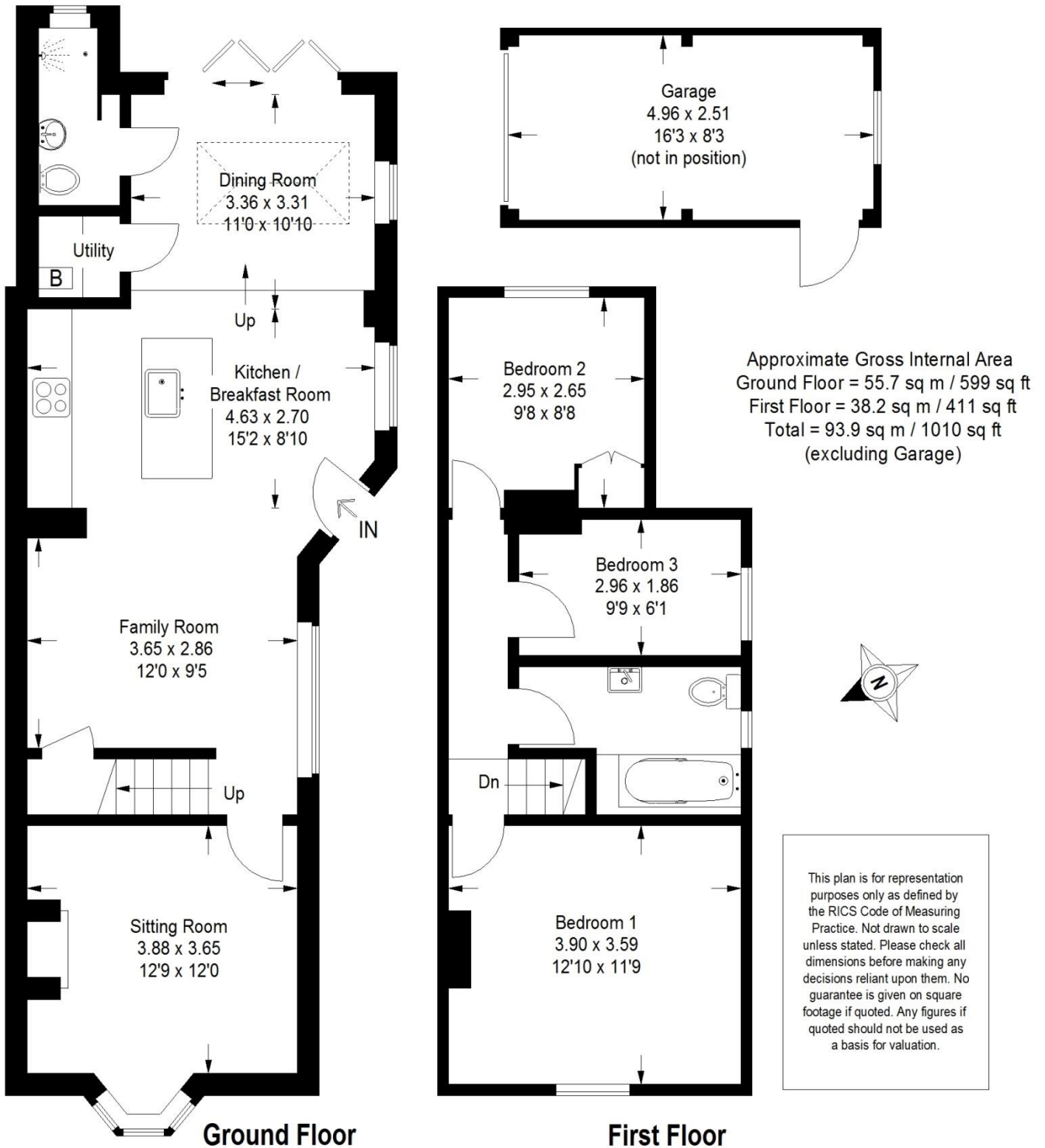
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Please note that the services, systems and appliances listed in these particulars have not been tested by Terra Cotta, and no guarantees as to their operating ability or their efficiency can be given. All fitted carpets and curtain fixtures are excluded 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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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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