

# Birches House, Gomshall, Surrey

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An incredibly well situated and generously proportioned early 20th century family home.

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### Summary of accommodation

#### Main House

Entrance hall | Study | Dining room | Drawing room

Family room | Kitchen/breakfast room | Boot room

Principal bedroom suite including bath/shower room and dressing room | Four further bedrooms

Two further bath/shower rooms | Laundry room

#### Garden and Grounds

Double garage | Store | Garage | Shed | Greenhouse

Tennis court

**In all about 3.33 acres**



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## Situation

Birches House occupies a lovely situation overlooking its own delightful gardens and grounds, to the open countryside and rolling Surrey Hills beyond. The house occupies a remarkable position on a private lane, surrounded by its own land with access to Gomshall, Shere and Peaslake.

This part of Surrey is renowned for its accessibility to central London, yet at the same time offering some of the prettiest countryside in England being in the midst of The Surrey Hills Area of Outstanding Natural Beauty. The surrounding villages are hugely desirable and massively attractive with pubs, local shops, cafes, restaurants and churches as well as doctors' surgeries and in the case of Shere a lido.

The house is surrounded by miles of open countryside and is accessible to both Guildford and Dorking town centres. Popular with walkers, cyclists, horse riders and families moving out of London. There are a range of local schools in the area, both state and private including The Royal Grammar School and Guildford High School, St Catherine's in Bramley, Cranmore at West Horsley, Prior's Field, and Charterhouse in Godalming and Cranleigh School in Cranleigh.

## Distances

Guildford's Upper High Street 7.3 miles, Central London 32 miles, London Road Station, Guildford 6.4 miles (from 47 minutes to London Waterloo), Guildford station 7.2 miles (from 37 minutes to London Waterloo)

**Roads:** A3 (Guildford) 7.6 miles, M25 (Junction 10) 16.8 miles

**Airports:** Heathrow Airport 25 miles, Gatwick Airport 18.4 miles

(all times and distances are approximate).



## Birches House

Birches House dates from the early 20th century and was extended, refurbished and modernised by our clients to provide enviable family accommodation together with elegant formal entertaining spaces. The layout of the house has been incredibly well thought through with sensible positioning of the boot and laundry rooms, a wonderfully light drawing room open to the dining room as well as a fitted study and a substantial kitchen/breakfast room open to the family room.

The generous principal bedroom suite enjoys amazing views. There are four further bedrooms, a superb landing fitted with library shelves and a further study as well as two family bath/shower rooms.











**Approximate Gross Internal Floor Area**

Main House: 3,927 sq ft / 364.8 sq m

Garage/Store /Shed/Greenhouse: 1,025 sq ft / 95.2 sq m

Total: 4,952 sq ft / 460.0 sq m



This plan is for guidance only and must not be relied upon as a statement of fact. Attention is drawn to the important notice on the last page of the text of the Particulars.

## Property Information

**Tenure:** Freehold.

**Services:** We are advised by our clients that the property has mains water, electricity, gas central heating and private drainage.

**Local Authority & Council Tax Band:** Guildford Borough Council. Tel: 01483 505050. Band H.

**Energy Performance Certificate Rating:** Band D.

## Directions (Postcode: GU5 9QR)

From Guildford proceed out through Merrow on the A25, turning right towards Newlands Corner. Continue down the hill passing Silent Pool on the left, by-passing the village of Shere. On passing the 30 miles per hour speed limit sign before the village of Gomshall, take the first right into Queens Street, opposite the garage. Continue along Queen Street through the village. On leaving the village proceed to the next junction and head straight on, over the level crossing. After about 0.65 mile at the T junction, turn left. After 75 meters turn left into Birches Lane and Birches House will be found on the right after some 200 meters.

## Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



## Outbuildings

In addition to the linked double garage there is a store, a single garage and a further garden shed.

## Garden and Grounds

The gardens and grounds extend to about 3.3 acres and include sweeping lawns, a tennis court, a delightful collection of specimen shrubs, areas of woodland as well as a productive kitchen garden with an extensive drive, parking and turning area to the front of the house.

Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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