

Wylton, Gomshall, Surrey



A sublime modern home in a wonderful situation.

Summary of accommodation

Ground Floor - Reception hall | Dining room | Sitting room | Study
Kitchen | Utility room | Cloakroom

First Floor - Principal bedroom suite | Two further bedroom suites

Garden and grounds - Garage with studio above | Garden | Parking | Grounds

Distances

Village centre 0.2 mile, Shere 1 mile, Peaslake 2.1 miles, Guildford 6.6 miles

Stations: Gomshall Station 0.4 miles (London Waterloo 54 mins), Guildford station 7.4 miles (London Waterloo from 36 mins), Clandon 5.9 miles (London Waterloo from 51 mins)

Roads: A3 Guildford 7 miles, M25 (Wisley Junction 10) 10.6 miles

Airports: London Heathrow 25.1 miles, London Gatwick 18.2 miles

(Distances and times approximate)



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Location

Wylton occupies a lovely situation overlooking the playing fields at Goose Green, just to the south of the centre of Gomshall. 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 village of Gomshall is regarded as one of the most desirable and attractive in the area, located on the banks of the River Tillingbourne, a favoured village surrounded by miles of open countryside, pretty villages and accessible to both Guildford and Dorking town centres. Popular with walkers, cyclists, horse riders and families moving out of London, the village itself has two pubs, a cafe, local garage and a small range of shops as well as a station providing services to London and Reigate and Reading.

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, Belmont in Holmbury St Mary, Cranmore at West Horsley, Prior's Field and Charterhouse in Godalming and Cranleigh School in Cranleigh.

Wylton

Wylton is a fabulous modern home with superb light and airy internal entertaining spaces, amazing high-quality finishes throughout with a superb kitchen and wonderful bedroom accommodation.

Outbuildings

Immediately to one side of the house is a substantial garage with glazed ground floor hall and staircase leading to a studio on the first floor. Both the studio and garage are underfloor heated from the central system of the house.

Garden and grounds

To the front of the house is a substantial turning and parking area. To the rear of the house is a charming garden principally laid to lawn together with two terraces and surrounded in the main part by mature hedging and fencing as well as mature beds and borders. Beyond this is an old orchard area over which we understand, there are commoners' rights.





Property Information

Services: We are advised by our clients that the property has mains water, electricity, gas underfloor heating the entire house and outbuilding (garage and studio) and on main drainage.

Local Authority: Guildford Borough Council
01483 505050.

Energy Performance Certificate: Rating: Band C.

Directions (Postcode GU5 9LL)

From Guildford head north out through Merrow on the A25 turning right towards Newlands Corner and continue down the hill passing the Silent Pool on the left along the A25 bypassing the village of Shere. On entering Gomshall pass the garage on your left hand side and then after passing both the Compasses Inn and just before the Gomshall Mill turn right into Goose Green. After 0.1 mile, turn left into a private unmade lane and Wylton is the last house on the left.

Viewings

Viewing is strictly by appointment through Knight Frank.



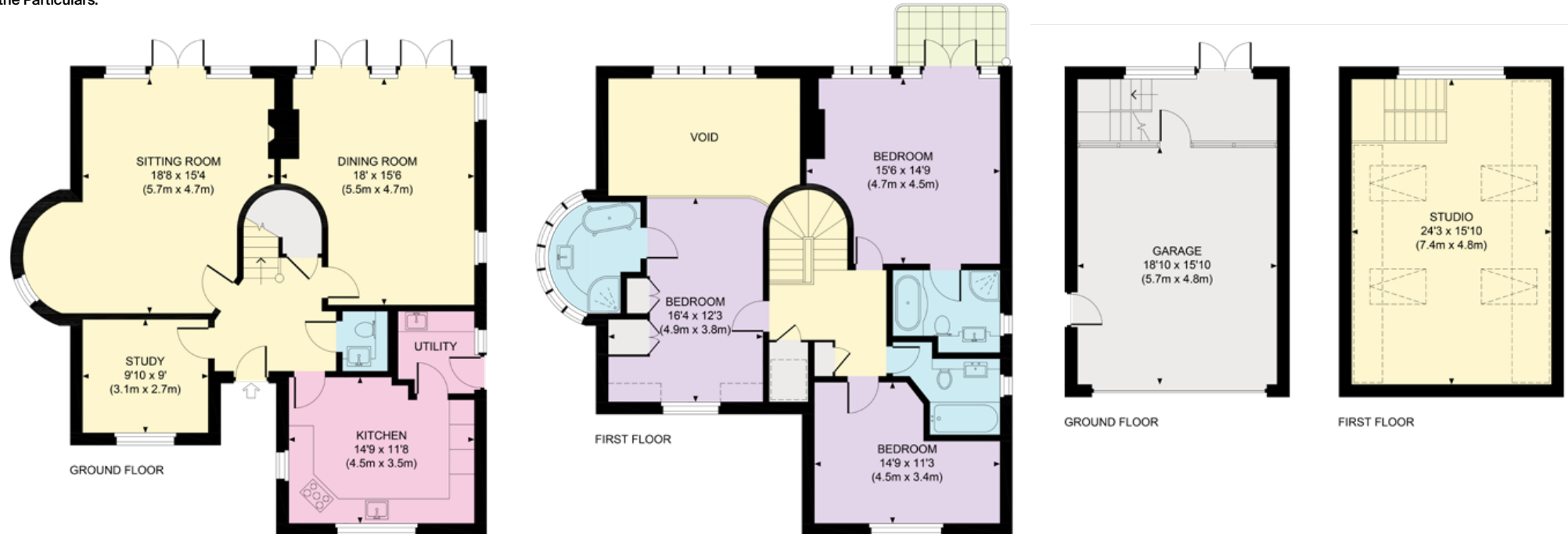
Approximate Gross Internal Floor Area

Main House: 1827 sq ft / 169.7 sq m

Outbuildings: 766 sq ft / 72.1 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.



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I would be delighted to tell you more

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Particulars dated June 2022. Photographs and videos dated June 2022.

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