



**The Old Police House, Gomshall Lane, Shere
Surrey GU5 9HD
Price £899,950 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

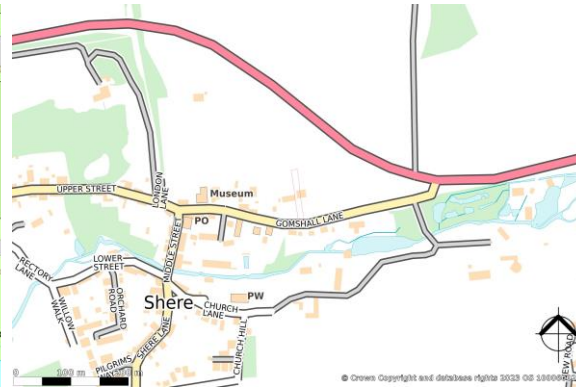
A spacious & well presented 3 bedroom, 3 reception room semi-detached family home with a garage, great views & scope to extend (stpp), situated in a quiet location yet within a short walk of this most sought after village. Accommodation comprises a sitting room with feature fireplace, wc, a good size modern kitchen open plan to dining area with a further feature fireplace. This in turn leads to a large conservatory, with double doors out to a patio & well tended rear garden. Upstairs, the property offers 2 large double bedrooms, a 3rd single bedroom & a bathroom with bath & wall-mounted shower. The property benefits from character features throughout. To the front, the property offers off-street parking for several cars, a detached garage & lawned garden. Gated access leads to an extensive patio area with steps up to a long & private rear garden, mainly laid to lawn enjoying views to the side & rear, with mature trees & shrubs. Fantastic opportunity !

Directions :

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right in to Gomshall Lane, where you will find the property on your left after approx. 200 yards (opposite a house currently in the final stages of construction & just before the Doctor's surgery on your right). Access is via a driveway that leads to The Willows & The Old Police House.

Situation :

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, restaurant, cafes, schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council Band F - £3,445.67 per annum 2024/25

All Mains Services

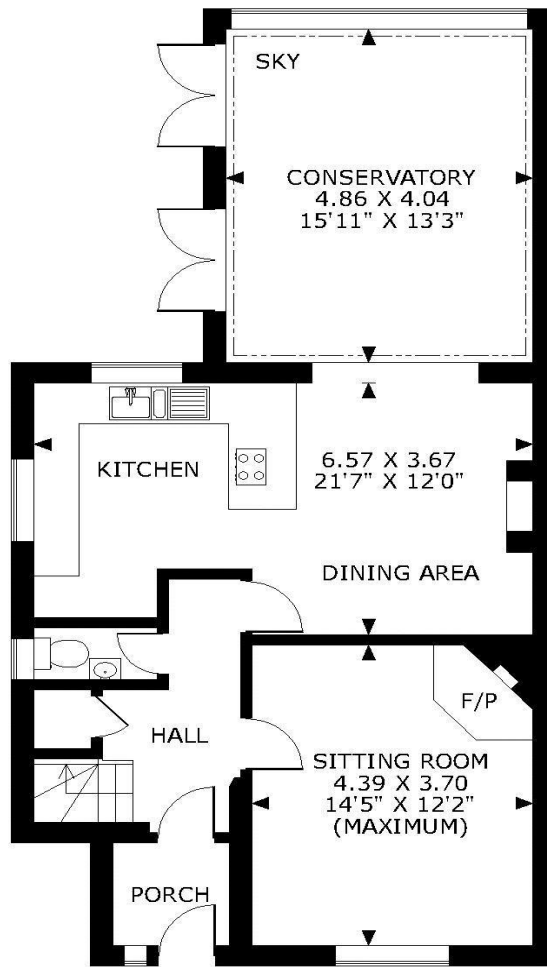
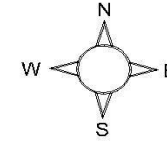
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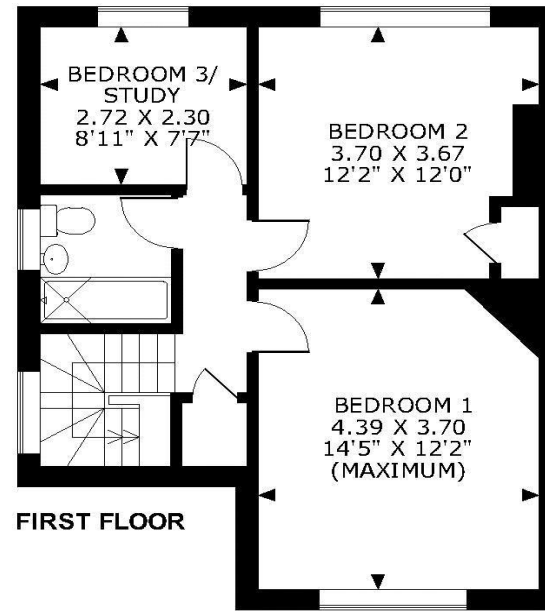
Please call 01483 205150 to arrange a viewing

The Old Police House, Gomshall Lane, Shere, Surrey GU5 9HD

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 785 SQ FT/73 SQ M
FIRST FLOOR = 507 SQ FT/47 SQ M
TOTAL = 1292 SQ FT/120 SQ M

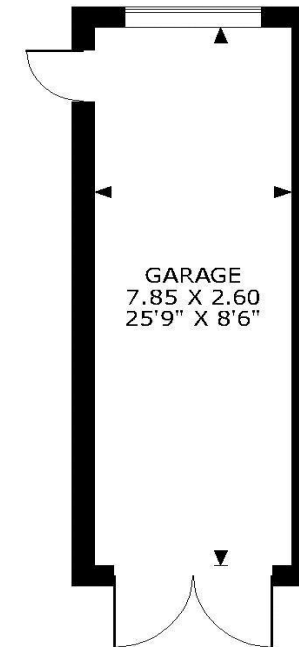


GROUND FLOOR



FIRST FLOOR

**NOT SHOWN IN ACTUAL
LOCATION**



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF

Tel: 01483 205150 – Registered No: 03516147

Opening Hours

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm

nicola@terracotta.co.uk

www.terracotta.co.uk