



**Post Office Cottage, 47 Station Road, Gomshall  
Surrey GU5 9LA  
Price £895,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

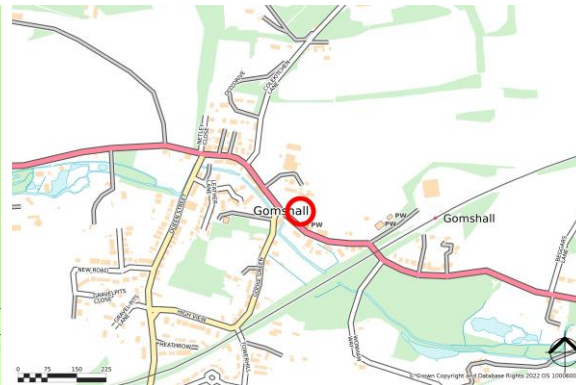
An immaculately presented, attached chalet style house with a stunning 1 bed annexe & large garden with swimming pool set away from the road in the heart of Gomshall Village. Ground floor accommodation in the main house comprises a 27ft sitting room open plan to dining area with feature open fireplace & double doors to garden, a recently fitted kitchen/breakfast room with an excellent range of units including a fitted eating area with bar stools & stable door providing access to parking area, a double bedroom with double wardrobe, skylight & ensuite bathroom & a further large double bedroom with stable door to garden. Upstairs offers 2 further double bedrooms with fitted wardrobes & skylights & a large family bathroom with bath, separate shower cubicle & skylight. Double gates to the front of the property provide access to a paved area of off-street parking for numerous cars. The driveway leads to a large secluded garden, which is mainly laid to lawn with a heated swimming pool (currently requiring repair). To the rear of the garden is a superb annexe comprising a 15ft sitting room/kitchenette with double doors to garden, a double bedroom with fitted wardrobes & a well fitted shower room. There is also a shed to the far end with door to garden. Situated in the sought after village of Gomshall within a short walk of Gomshall station (with direct services to Guildford, Dorking & Gatwick), & within 1/2 mile of Shere village. No onward chain.

## Directions :

From our office in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, past the school & Doctors Surgery on your right up to the junction with the A25. Turn right in the Dorking direction & continue past the petrol station & Queen Street. Access to Post Office Cottage is through electric double gates on your left, immediately before Beacon Roofing, virtually opposite the bridge leading to Goose Green.

## Situation :

Located in the heart of the Surrey Hills, within a short walk of Gomshall's shops, pubs, part-time cafe, newly opening Budgens supermarket & station, within 1/2 mile of Shere village with further facilities including cafes, pubs, a further supermarket, doctor's surgery, schools etc. This property is ideally situated for numerous sought after schools, exceptional walks, bike rides, country pubs, restaurants & cafes as well as the A3, Peaslake., Guildford, Dorking & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	80
England, Scotland & Wales		
EU Directive 2002/91/EC		

**Council Tax Guildford Borough Council 01483 444864 - Band D £2385.46 per annum (2024-25)**

**All Mains Services**

**Your Local Independent Estate Agent**

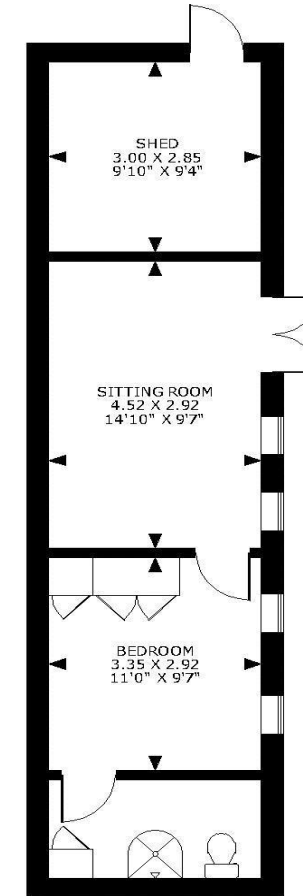
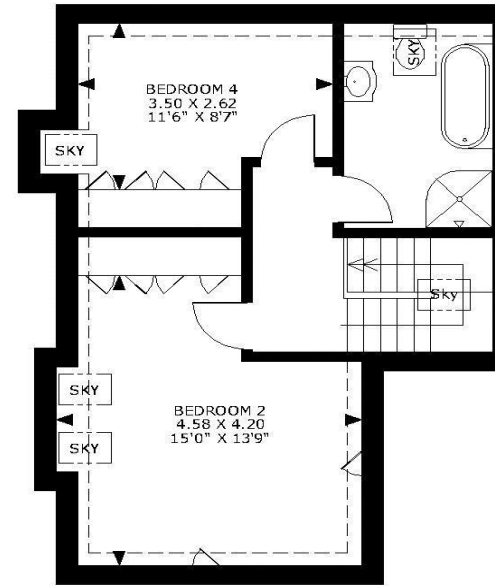
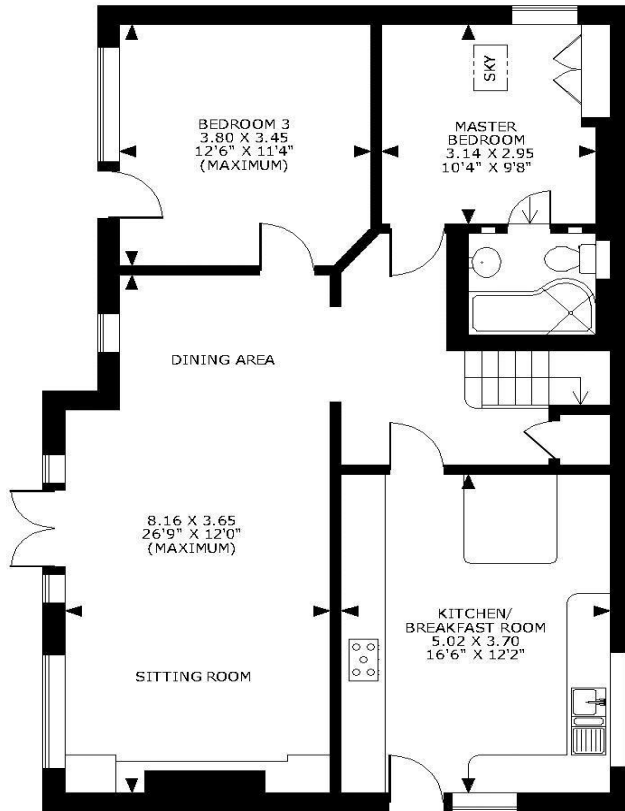
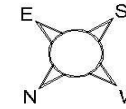




Please call 01483 205150 to arrange a viewing

# Post Office Cottage, 47 Station Road, Gomshall, Surrey GU5 9LA

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 921 Sq Ft/86 Sq M**  
**FIRST FLOOR = 400 Sq Ft/37 Sq M**  
**ANNEXE = 405 Sq Ft/38 Sq M**  
**TOTAL = 1726 SQ FT/161 SQ M**



**GROUND FLOOR**

**FIRST FLOOR**

**ANNEXE**

(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.

□ □ □ □ Denotes restricted head height

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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**

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