



**28 Leather Lane, Gomshall, Surrey GU5 9NB**

**Price £650,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## Property Description :

A spacious & well presented 4 bed semi-detached family home with garage situated in a quiet cul-de-sac in Gomshall village within a short walk of local shops & a station. Accommodation comprises an entrance hall with cloaks cupboard & wc & a good size family room/study to the front. A further door leads through to a good size sitting room (with understairs cupboard housing tumble dryer) open plan to a dining area & a well fitted kitchen with door to garden. Upstairs offers a dual aspect master bedroom with ensuite bathroom (with bath & wall mounted shower), 2 further double bedrooms, a 4th single bedroom & a family bathroom with bath & wall mounted shower. To the front of the property there is a garage, off-street parking & a small garden. A side gate provides access to private rear garden which is mainly laid to lawn with mature trees, shrubs & flower borders with paved areas to the rear of the house & the rear of the garden. Situated in a select development with it's own green in the heart of Gomshall, with direct pedestrian access to Gomshall's more extensive Recreation Green & swings & within walking distance of Gomshall's pubs, shops & station & within 1 mile of the extended facilities of Shere. 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 and proceed on the A25 towards Dorking, taking the 1st turning on the right (opposite the petrol station) into Queen Street. After 50 yds, turn left into Leather Lane, bearing right at the junction. Take the 1st left into a cul-de-sac of semi-detached houses, where you will find No. 28 in front of you.

## Situation :

Situated within walking distance of Gomshall village (with petrol station, supermarket, pubs, restaurant, part-time cafe, local shops & station) within circa 1/2 mile of Shere village (with extended facilities to include a school, supermarket, Doctors surgery, cafes, pubs, & high end restaurant as well as outdoor swimming pool, tennis club & other local shops), providing easy access to numerous sought after country pubs, farm shops, schools, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89   B
69-80	C	79   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Borough Council - Band F - £3445.67 per annum (2024-25)**

**All Mains Services**

**Leather Lane Management charge £521.55 per annum (2024-25)**

**Your Local Independent Estate Agent**



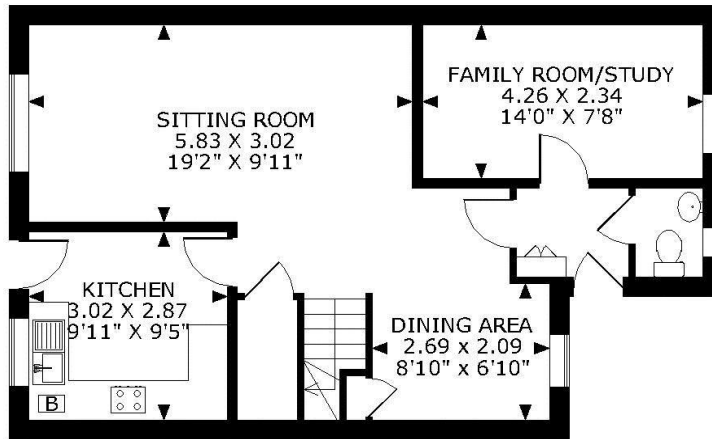
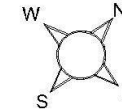
LEATHER LANE GREEN



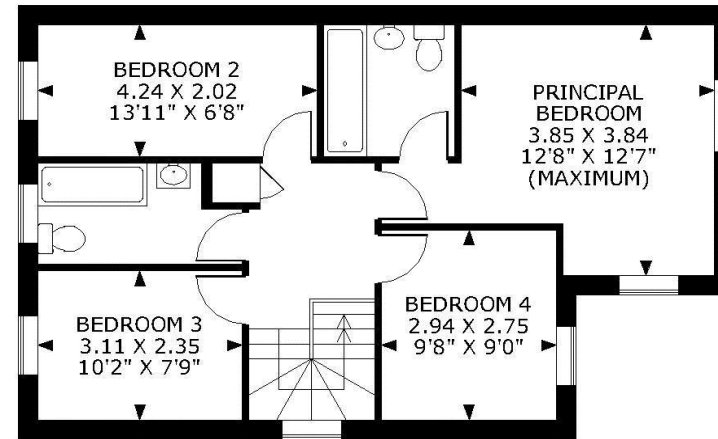
Please call 01483 205150 to arrange a viewing

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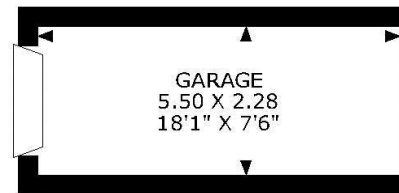
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR= 612 SQ FT/57 SQ M**  
**FIRST FLOOR = 594 SQ FT/55 SQ M**  
**TOTAL = 1206 SQ FT/112 SQ M**  
**GARAGE = 135 SQ FT/13 SQ M**



**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](mailto:nicola@terracotta.co.uk)

[www.terracotta.co.uk](http://www.terracotta.co.uk)