



8 Queen Street, Gomshall, Surrey GU5 9LY

Price £845,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

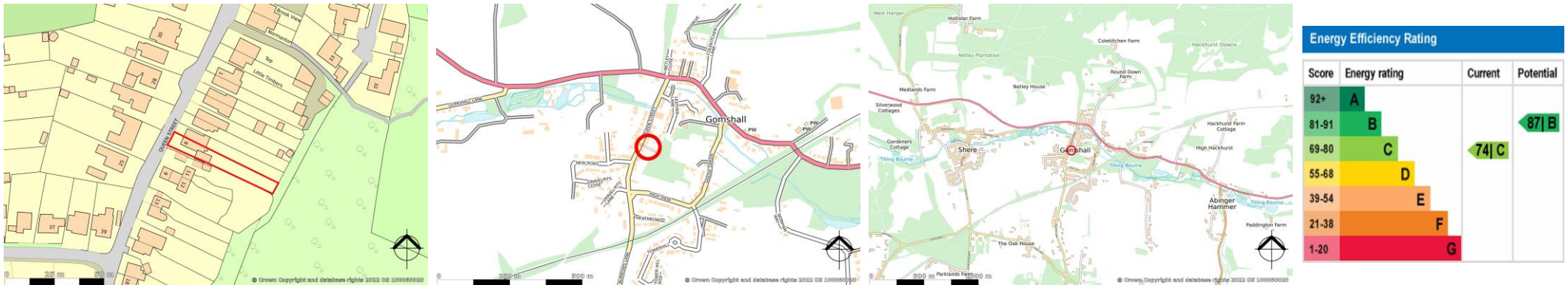
An extended & completely refurbished 3-4 double bedroom character semi with parking & a good size garden, situated in a popular road within walking distance of Gomshall village & within 2/3 mile of both Gomshall station & Shere village. Ground floor accommodation comprises a superbly fitted kitchen/breakfast room with an extensive range of units, central island with breakfast bar area & large roof lantern over, a range oven, American style fridge/freezer open plan to a spacious dining/family area with bi-folds across the rear of the property providing access to the rear garden. There is a separate utility room leading to a shower room with walk-in shower, wc & basin. There is then a further snug/study which leads on to the sitting room/bedroom 4 at the front of the property, with feature fireplace & bay window. Upstairs offers a large double bedroom with feature fireplace to the front, a dual aspect double bedroom to the rear, a 3rd small double bedroom with feature fireplace & a bathroom with bath, wall mounted shower, wc & basin in between. The property benefits from underfloor heating (by OmniFloor). The front garden provides an area of off-street parking for one car to the front & a further 2 large cars to the side of the property, & is bordered by hedging, shrubs & flowers. The rear garden has a good size paved patio leading to an extensive lawned area with mature trees, hedging & shrubs leading down to a gate providing rear access to woodland, & a direct walk to Goose Green . The Gomshall Mill etc.. No onward chain. Must be seen !

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, taking the 1st turning on the right (opposite the petrol station) into Queen Street where you will find No. 8 on your left hand side (the house before the white building with beams) just before New Road on your right.

Situation :

Situated within walking distance of Gomshall village (with petrol station, supermarket, pubs, restaurant, part-time cafe, local shops & station) within circa 2/3 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.



Council Tax: Guildford Borough Council - Band F - £3,293.81 per annum (2024-25)

(we would recommend challenging this council tax banding as all other surrounding properties are either band D or E)

All Mains Services

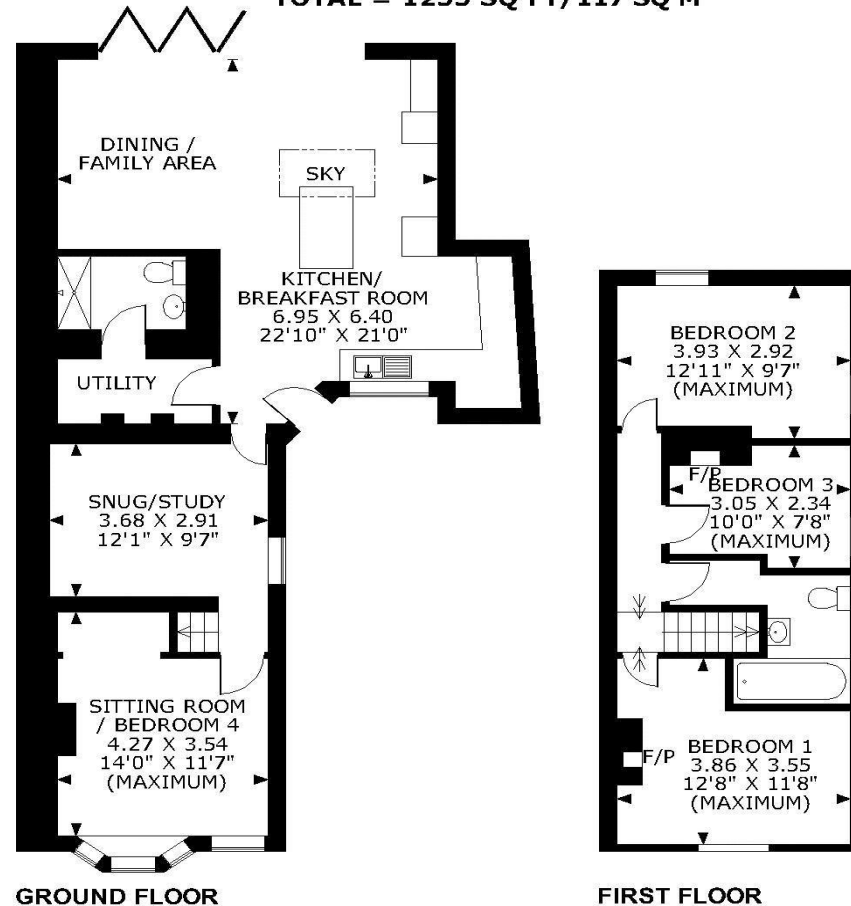
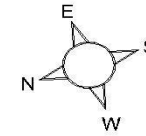
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 804 SQ FT/75 SQ M
FIRST FLOOR = 451 SQ FT/42 SQ M
TOTAL = 1255 SQ FT/117 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
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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