



**Flat 1 Coronation House, 3A Kings Court,
Burrows Lane, Gomshall, Surrey GU5 9QE**
£400,000 Leasehold (999 years plus 50% Share of Freehold)

TERRA COTTA
Independent Estate Agents

Property Description :

A newly constructed, circa 1100 sq ft ground floor apartment with parking & a large loggia (providing a private, covered outdoor space) located within circa 3/4 mile of Gomshall village, within a 2 minute drive of both Shere & Peaslake, now with the option (under separate negotiation) to either rent or purchase an almost adjacent 1 acre field. A small communal hallway on the ground floor provides access to a large, private storage cupboard (suitable for bikes/prams/bins etc.). A further door leads into Flat 1, which offers accommodation comprising a 17ft sitting room/dining area open plan to a bespoke kitchen/breakfast room with fully integrated appliances, a separate utility room with wc beyond. Double doors lead out to a great size covered outdoor area with space for table & chairs & views to the front. There is also a very large double bedroom with an ensuite bathroom with bath, separate shower cubicle, wc, basin & a 2nd bedroom/good size study. This newly constructed property offers underfloor heating, superfast FTTP 1GB internet speeds, a gas (combi) boiler & comes with a 10 year BLP warranty. Outside the property benefits from 2 allocated parking spaces (one with EV car charger) & there are visitor spaces. This property is located in the heart of the Surrey Hills, within 1 mile of Gomshall train station with services to London via Dorking or Guildford as well as Gatwick & Reading & there's a bus stop immediately outside providing access to Cranleigh & Guildford. Ideal for countryside lovers, walkers, mountain biking, road cycling, small holders & “out of towners”. 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, taking the 1st turning on the right (opposite the petrol station) into Queen Street. Follow the road to the end, continuing straight on into Burrows Lane. Continue straight over the railway crossing, then immediately after the woodland on your right turn right into the track then immediately left in front of the recently constructed barns (Kings Court), where you will find Coronation House towards the end then on your right (Unit 3A).

Situation :

Situated within approx. 1 mile of Gomshall village offering a selection of local shops, pubs, cafe & station in the heart of the Surrey Hills, within close proximity to Shere village & providing easy access to numerous sought after schools, country pubs, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.



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

Council Tax - Guildford Borough Council - Banding to be decided (probably band C)

Ground Rent – N/A Service Charge - circa £150 per annum Leasehold 999 years (plus 50% Share of the Freehold)
All Mains Services FREE ready to exchange conveyancing on this property

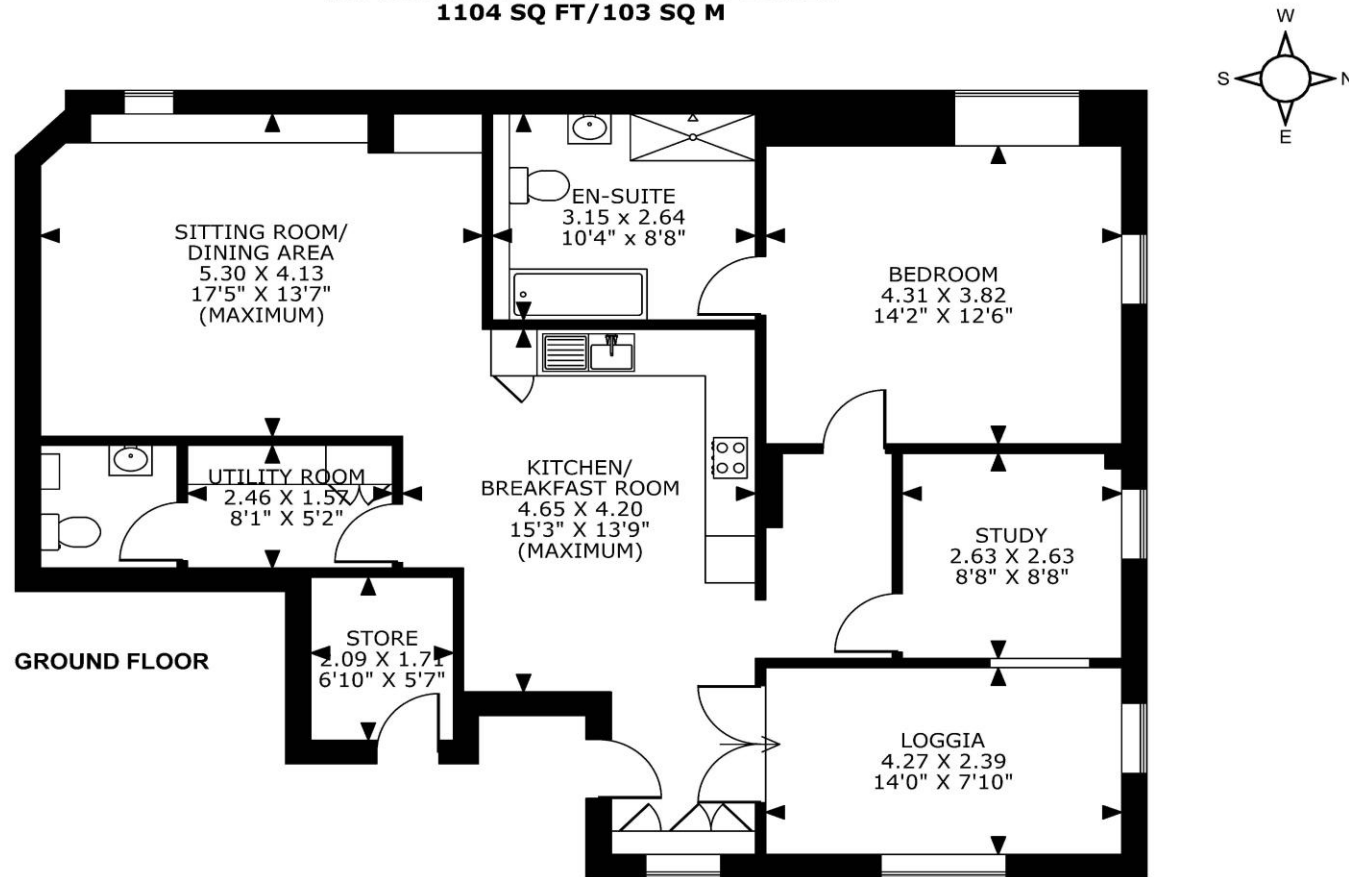
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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**APPROXIMATE GROSS INTERNAL AREA
1104 SQ FT/103 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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