



**2 Coronation House, 3A Kings Court, Burrows Lane,
Gomshall, Surrey GU5 9QE (with 1 acre paddock)**

Price £445,000 includes 50% Share of Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

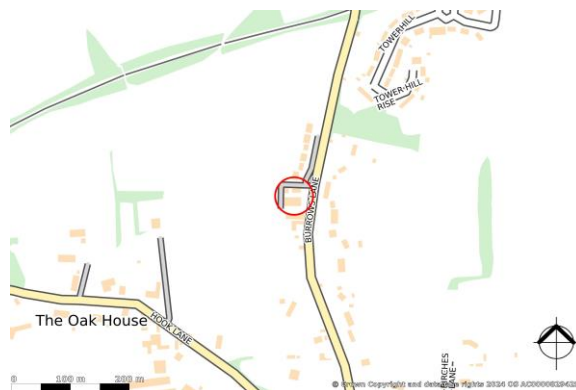
A newly constructed, circa 1100 sq ft ground floor apartment with parking & a large loggia (providing a private, covered outdoor space) located within circa 3/4 mile of Gomshall village, within a 2 minute drive of both Shere & Peaslake, to include (under separate negotiation but included in this marketing price) an almost adjacent 1 acre paddock. A small private hallway on the ground floor with large storage cupboard (suitable for bikes/prams/bins etc.) provides access to a staircase leading up to the first floor which offers a good size reception room with extensive eaves storage open plan to a bespoke kitchen/breakfast room with fully integrated appliances & 2 x skylights. Sliding doors from this area 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 set slightly into the eaves with a window & skylight, an adjacent bathroom with bath, separate shower cubicle, wc, basin & further skylight & a good size study/2nd bedroom set slightly into eaves with skylight. 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 a 1 acre paddock with basic stabling & stunning views, 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 and “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 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.



Energy Efficiency Rating			
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) EPC - Band C

Service charge - circa £150 per annum

Leasehold 999 years plus 50% Share of the Freehold

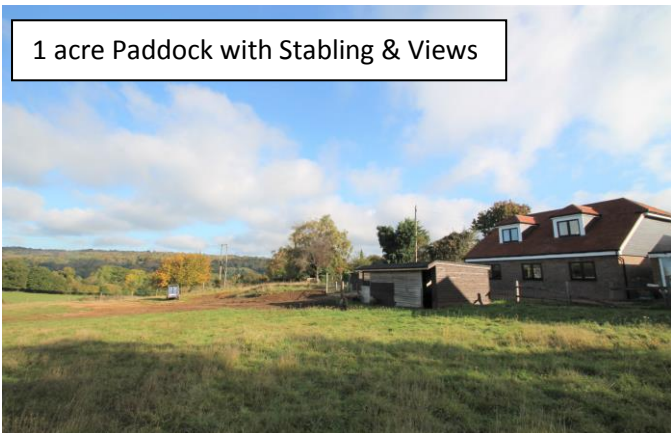
All Mains Services

FREE ready to exchange conveyancing on this property

Your Local Independent Estate Agent



Stabling & Paddock with View beyond

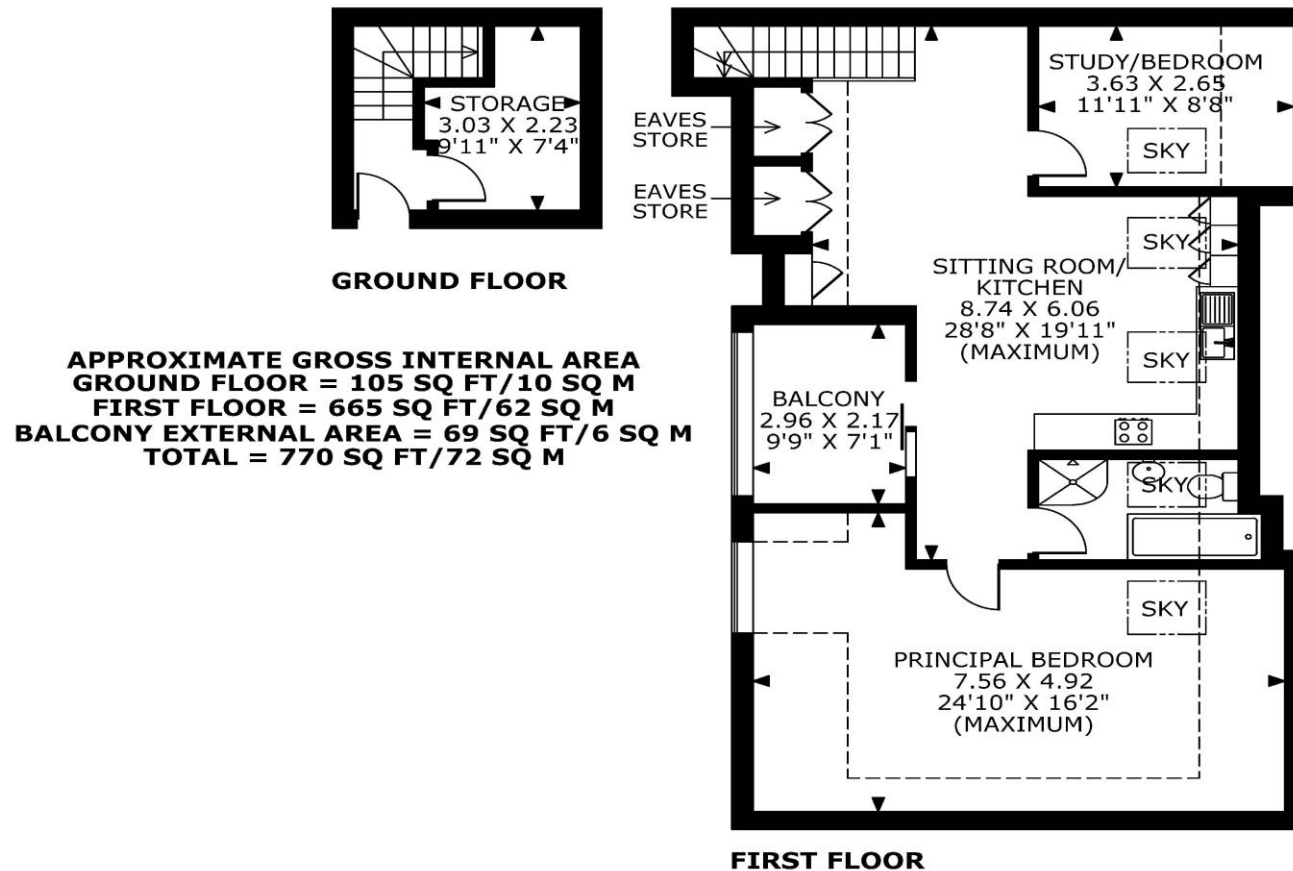


1 acre Paddock with Stabling & Views



Please call 01483 205150 to arrange a viewing

Flat 2 Coronation House, 3A Kings Court, Burrows Lane, Gomshall, Surrey GU5 9QE



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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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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Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm