



**9 Tower Hill Rise, Gomshall, Surrey GU5 9NA**

**Price £304,750 Leasehold (for a 53% share)**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

A rare opportunity to secure a 53% share of a spacious & well presented 3 bedroom semi-detached family home with a good size garden with a very large shed, fantastic views & a car port, located in a quiet cul-de-sac within walking distance of Gomshall village & station. Ground floor accommodation comprises an entrance hall with wc, a large triple aspect sitting room/dining area with understairs storage cupboards, a door providing access to the garden & a separate well fitted kitchen with a good range of low level & wall mounted units. Upstairs offers 2 double bedroom with fitted wardrobes, a 3rd large single bedroom & a fully tiled family bathroom with underfloor heating comprising a bath with wall mounted shower, basin & wc. The property benefits from solid oak flooring, stairs & balustrade & electric thermostatically controlled radiators & offers scope to extend (stpp) & improve. Outside the property benefits from private parking for 3 cars to include a car port (to the left of No. 10), an attractive front garden with a path leading up to the front door & gated access to the side & rear garden. The well tended rear garden is mainly laid to lawn with mature trees, shrubs & flower borders, with paved patio areas adjacent to the property. There is a large shed (circa 250 sq ft) with power to the rear of the garden & superb views over fields.

## 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. Continue past the petrol station into Gomshall village, turning right immediately before the Gomshall Mill into Goose Green. Continue past the village green on your right, turning next left under the railway bridge into Tower Hill. Follow the road all the way along, past the green and round to the left into Tower Hill Rise where you will find number 9 at the end of the road (in front of you).

## Situation :

Situated within walking distance of Gomshall station providing easy access to Gomshall's local shops, pubs & cafe in the heart of the Surrey Hills / Area of Outstanding Natural Beauty. Shere village is under a mile away, this also offers a doctors surgery, nursery & primary schools, a supermarket, cafes, pubs, tennis club etc. & provides easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh (all circa 6 miles away).



**Council Tax - Guildford Borough Council - Band D £2,496.28 per annum (2025-26)      New 125 Year Lease      53% Ownership - Rent Payable for the remaining 47% = £563.02 pcm**  
**No Ground Rent or Service Charge but Unadopted Road will require a Maintenance Contribution on an as required basis**  
**Option to purchase up to a further 27% of the property (at the agreed market value) & reduce the rental payments to reflect, up to a maximum of an 80% ownership**  
**All Mains Services except no gas (available in the road if required, subject to a connection charge)**

**Your Local Independent Estate Agent**





GARDEN & VIEW



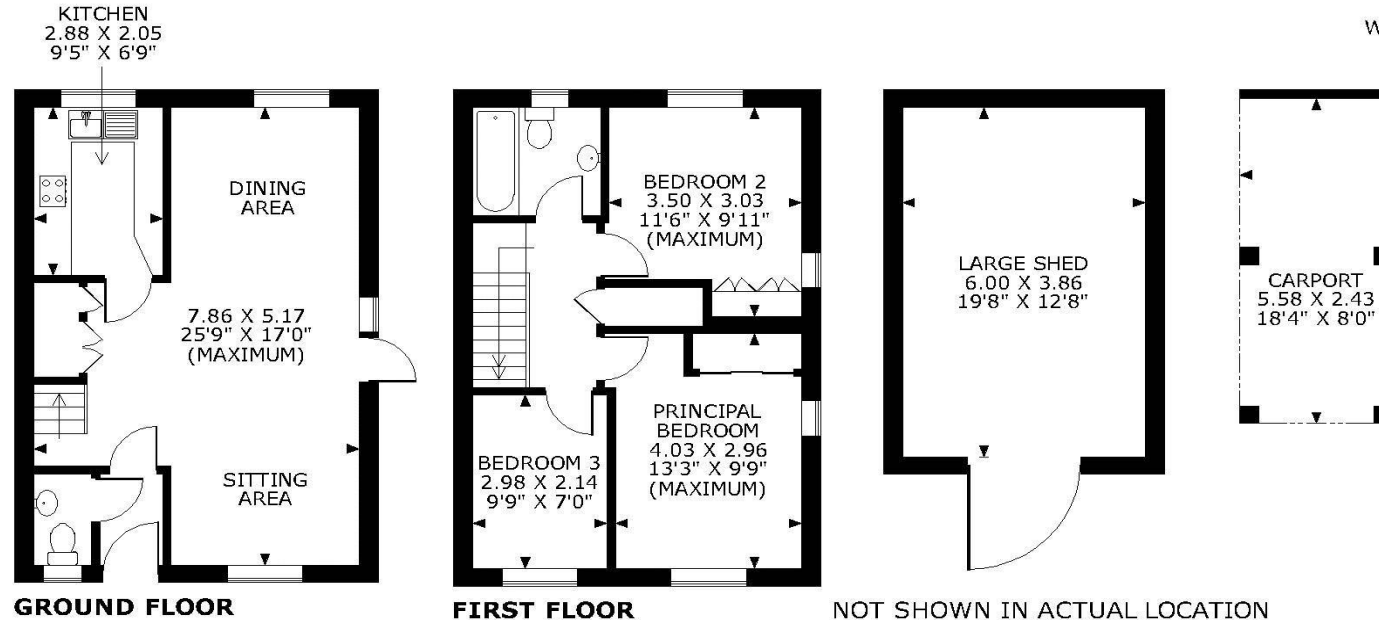
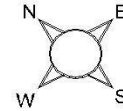
PRIVATE CAR PORT & PARKING



Please call 01483 205150 to arrange a viewing

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**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 437 SQ FT/41 SQ M**  
**FIRST FLOOR = 446 SQ FT/41 SQ M**  
**TOTAL = 883 SQ FT/82 SQ M**  
**LARGE SHED = 249 SQ FT/23 SQ M**  
**CARPORT = 144 SQ FT/13 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