



**Little Hampden, Old Drive, off Colekitchen Lane,  
Gomshall Surrey GU5 9LH  
Price £1,150,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

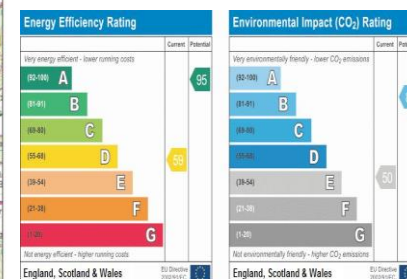
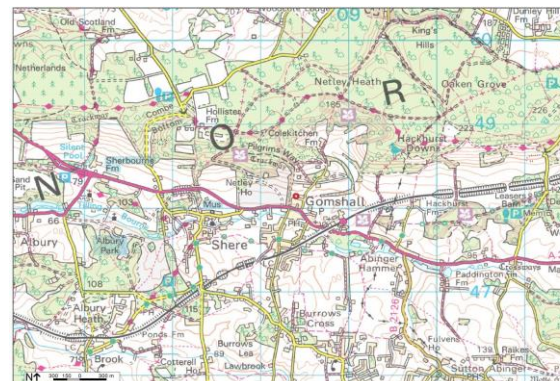
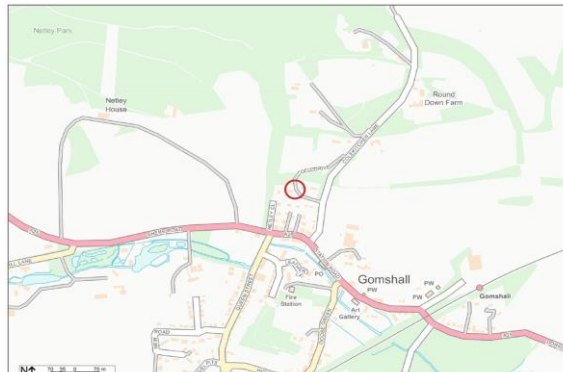
An extremely spacious 4 double bedroom, 3 bathroom detached family home set in the middle of an elevated plot of circa 0.4 acres, with views, located within walking distance of Gomshall village & station. Ground floor accommodation comprises a 23ft triple aspect reception room with feature fireplace & floor to ceiling windows overlooking the front garden, an extensive kitchen/breakfast room with walk-in pantry & with ample space for table & chairs, dining room with double doors to large study, conservatory with door to utility room & double doors to patio & garden. From the kitchen a door leads out to a covered passageway which provides access to a studio/workshop to the rear. Upstairs, the property offers a master bedroom with a walk-in wardrobe & well fitted ensuite shower room, there are 3 further good size double bedrooms, a family bathroom & a shower room. There is good storage throughout the property. The property is approached via a driveway with a double garage & ample off-street parking. The house is set centrally within the plot, with a good size lawned area to both the front & rear of the property, as well as to either side, & there are numerous mature shrubs, trees & borders providing great privacy. There is also a paved area to the rear (suitable for marquees etc.) as well as a shed & a vegetable patch. Slightly elevated, the property enjoys distant views to the front, particularly from the first floor. Ideally located at the end of a quiet road yet within walking distance of Gomshall & Shere villages, this property offers fantastic scope to provide a forever family home. No onward chain.

## Directions :

From our office in Shere, proceed along Middle Street away from the stream towards the A25. At the T-junction, turn right into Gomshall Lane, continue past the school & Doctors surgery up to the A25. Turn right onto the A25 towards Dorking, then turn left just after the petrol station into Colekitchen Lane. After 100 yards, turn left into Old Drive, where you will find Little Hampden towards the end on your left.

## Situation :

Situated within walking distance of Gomshall village (with local shops, pubs, cafe & station) in the heart of the Surrey Hills, within close proximity to Shere village which also offers a doctors surgery, nursery & primary schools, a supermarket, cafes, pubs, tennis club etc. & providing easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.



**Council Tax – Guildford Borough Council Band G £4,160.46 per annum (2025-26)**

**All Mains Services**

**Your Local Independent Estate Agent**

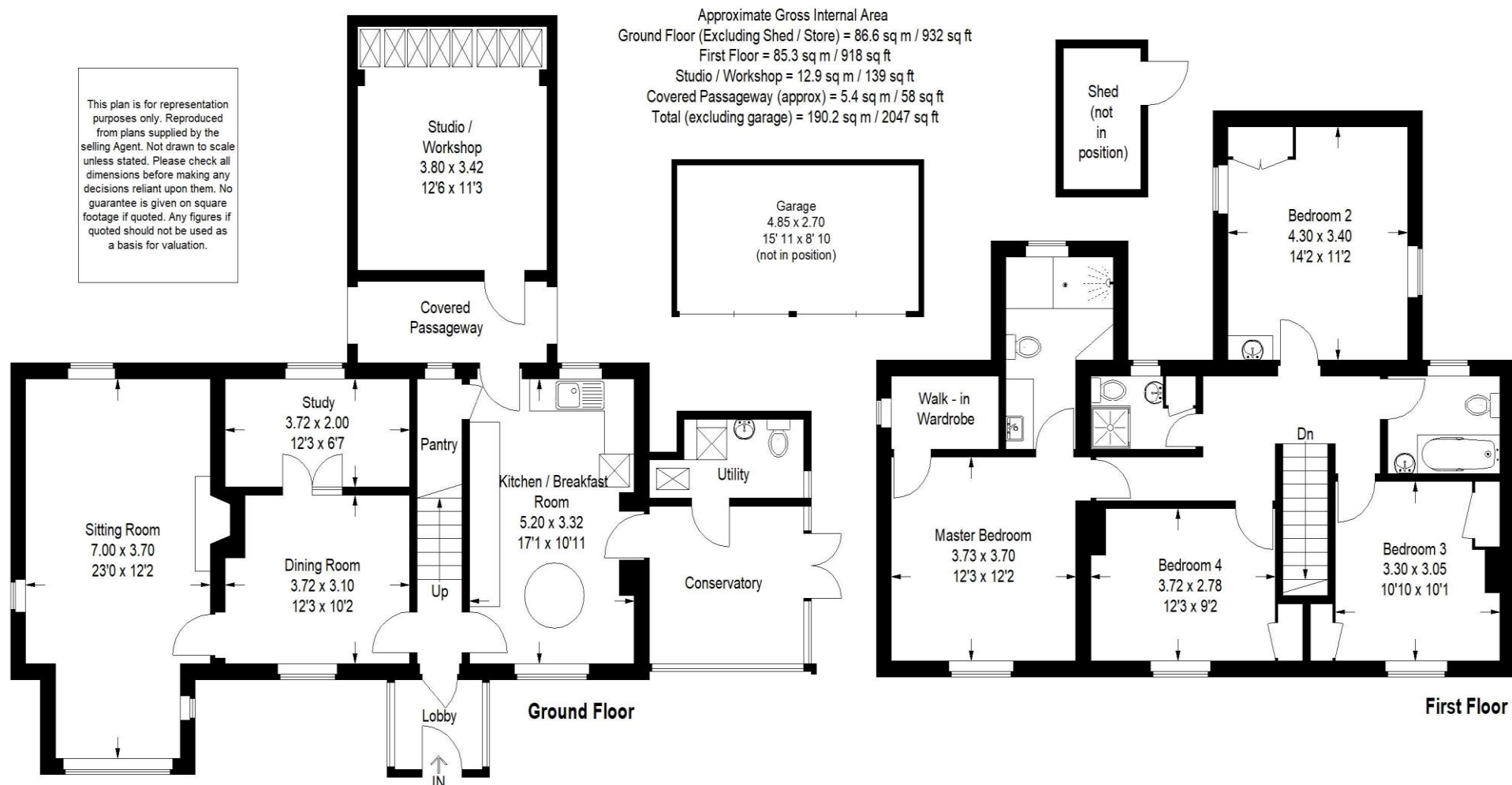




Please call 01483 205150 to arrange a viewing



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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

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## Opening Hours

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