



**5 Tannery Cottages, 24 Station Road, Gomshall
Surrey GU5 9LF
Price £485,000 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

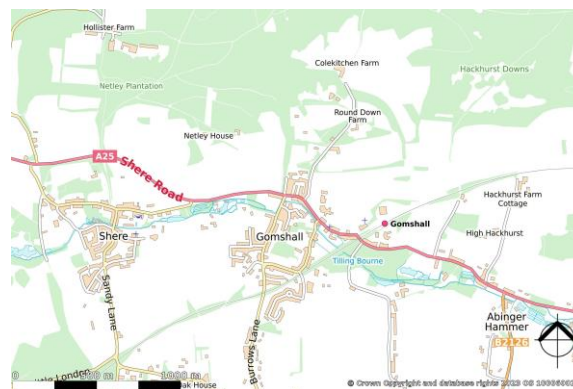
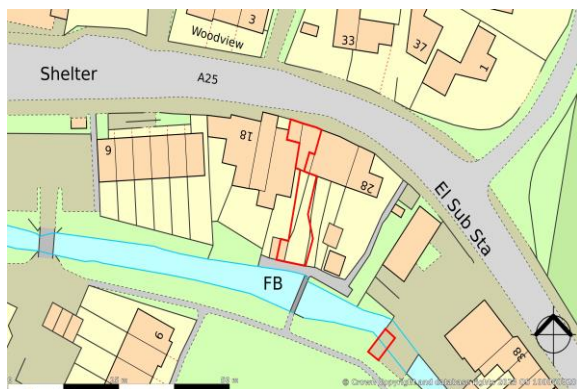
A superbly presented 2 double bed character cottage with feature arched ceilings & a large courtyard garden overlooking the Tillingbourne stream situated in Gomshall village, within walking distance of local shops & pubs, as well as Gomshall station. Ground floor accommodation comprises a sitting room with feature log burner, a large archway leads through to a family room/dining area with doorway through to a very well fitted kitchen/breakfast room with a good range of units with quartz worktops, an induction hob, wine fridge, Qooker (hot) tap, butler sink & a stable door leading out to the rear garden. The ground floor benefits from solid oak flooring with underfloor heating. The first floor offers a large double bedroom with extensive fitted wardrobes, a 2nd double bedroom with deep storage cupboard, a good size study area with skylight & a refitted bathroom with a freestanding claw footed bath, separate wet room style shower, wc, basin & underfloor heating. There is also an attic room (possible office or 3rd bedroom, currently accessed via a loft ladder but with space for a paddle staircase) & there is secondary glazing installed on all the windows to the front. Outside there is a paved garden backing on to the village stream, the garden widens towards the end to provide space for table & chairs, & there is a covered eating area & shed adjacent to the rear gate (which leads to the bridge that takes you over the stream). Located within a short walk of local shops & station & within less than a mile of Shere village with its extended facilities. 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, where you will find No. 5 Tannery Cottages (24 Station Road) on your right. circa 100 yards after the petrol station.

Situation :

Situated in the heart of Gomshall village (with local shops, pub/restaurant & station) within less than a mile of Shere village with supermarket, cafes, pubs, schools, doctors surgery etc., providing easy access to numerous sought after schools, country pubs, cafes, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh (all circa 6 miles away).



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Council - Band E - £3051.00 per annum (2025-26)

All Mains Services

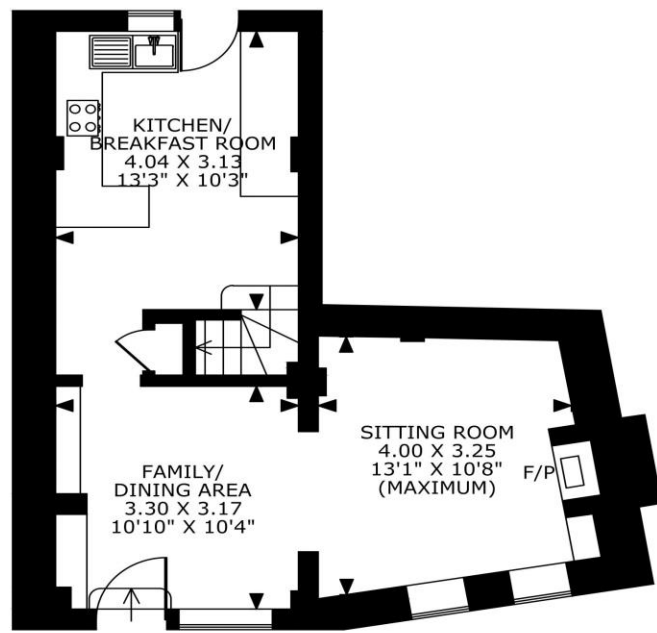
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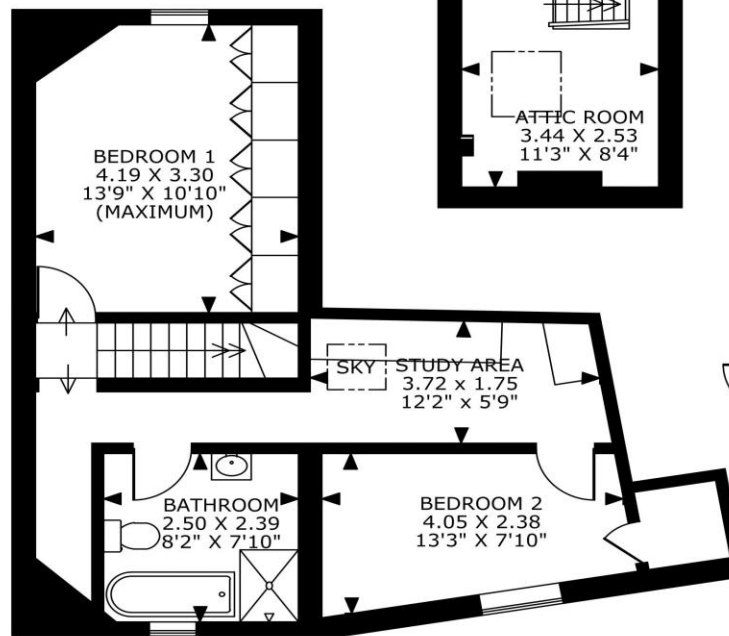
Please call 01483 205150 to arrange a viewing

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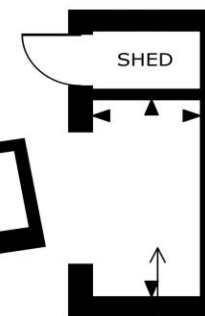
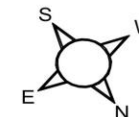
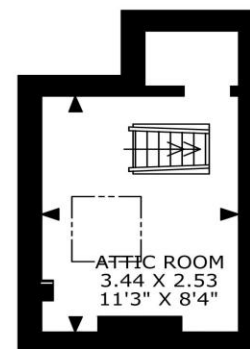
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 419 SQ FT/39 SQ M
FIRST FLOOR = 496 SQ FT/46 SQ M
ATTIC ROOM = 106 SQ FT/10 SQ M
TOTAL = 1021 SQ FT/95 SQ M



GROUND FLOOR



FIRST FLOOR



GARDEN COVERED
EATING AREA
2.87 X 1.39
9'5" X 4'7"

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

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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

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

nicola@terracotta.co.uk

www.terracotta.co.uk