



Westwood, Burrows Lane, Gomshall, Surrey GU5 9QE

Price £1,225,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A very light & spacious 3 double bed detached bungalow offering superb scope set in a mature, peaceful & private garden of just under an acre, in a sought after road within circa 3/4 mile of Gomshall village & station. Accommodation comprises an entrance hall with cloaks cupboard, a great sized dining/family room with a door to the garden & with a large arch leading through to the dual aspect sitting room with bay window & feature open fireplace with stone surround. The dining area also leads through to the kitchen/breakfast room which offers a range of low level wooden units, a corner pantry, an Aga & a door to the garden. Bedroom 1 is a large dual aspect double bedroom with bay windows & fitted wardrobes, bedroom 2 is also a large double with fitted wardrobes & a sink set into a vanity unit, bedroom 3 is a large double with fitted wardrobes & there is a family bathroom with bath & wall mounted shower, wc & basin (& a separate wc). The property is clean & tidy but offers great scope to upgrade & also extend (stpp). We believe the property is still its original size, so has the potential to extend by circa 40% as well as having permitted development rights to the rear of the property too. Outside there is a detached barn style garage to the front with up & over door, power & light & a detached outbuilding with tiled roof to the rear, currently split into 3 separate shed areas, one of which has double doors leading out to the garden. There is an extensive, circular block paved driveway to the front of the property providing off-street parking for numerous cars & access to the garage. The front garden is then mainly laid to lawn with mature trees, shrubs & hedging with a pathway leading up to the front door. The garden continues to both sides of the property, a pathway through the rear lawned garden leading to the triple shed. The garden is a fantastic feature, is very secluded & quiet, totalling just under an acre. Offered for sale with no onward chain.

Directions :

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue along Hook Lane for just over half a mile, turning left into Burrows Lane (towards Gomshall) where you will find Westwood on your right (the 3rd property).

Situation :

Situated within circa 3/4 mile 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 further 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
		81
	63	
WWW.EPC4U.COM		

Council Tax - Guildford Borough Council - Band G- £4160.46 per annum (2025-26)

All Mains Services

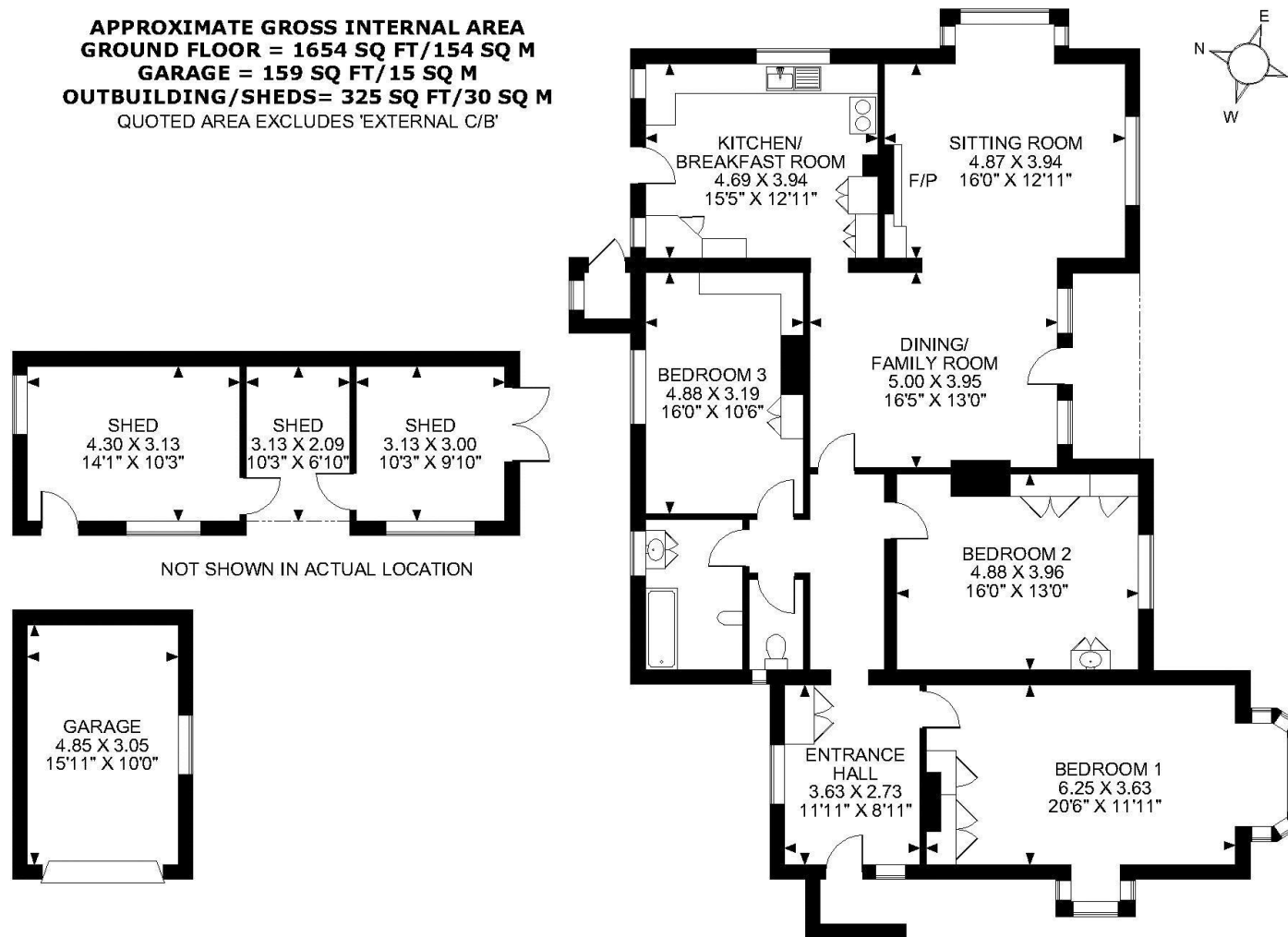
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1654 SQ FT/154 SQ M
GARAGE = 159 SQ FT/15 SQ M
OUTBUILDING/SHEDS= 325 SQ FT/30 SQ M
QUOTED AREA EXCLUDES 'EXTERNAL C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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