



31 Tower Hill, Gomshall, Surrey GU5 9LR

Price £599,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

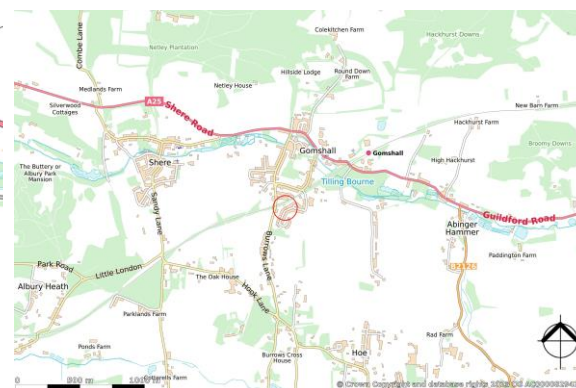
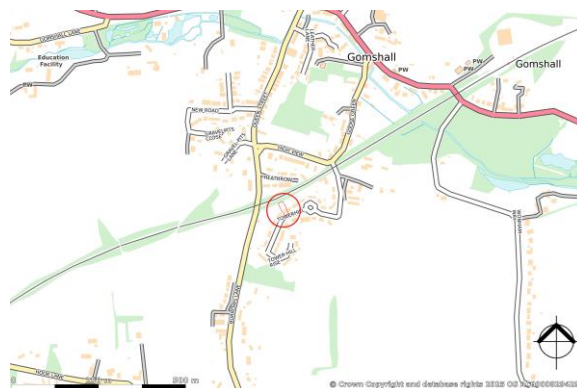
A spacious 4 bedroom family home requiring modernisation set over 3 floors with separate (but potentially connectable stpp) outbuilding, off-street parking, a pretty cottage garden & distant views, located within 1/2 mile of Gomshall village & station. Ground floor accommodation comprises a dual aspect sitting room with feature fireplace & double doors leading out to the rear garden, a separate dining room, kitchen with a range of low level & wall mounted units, a fitted oven, electric hob & integrated dishwasher & a door leading out to the rear garden & outbuilding (with utility area including sink & space & plumbing for washing machine, separate wc & shed). This is set just behind the kitchen so there may be scope to knock through with a very small extension to connect. The 1st floor offers 2 double bedrooms with fitted wardrobes, a single bedroom with views to the rear & a newly fitted shower room with large walk-in shower, wc & basin. A further staircase leads up to the 2nd floor which is set slightly into the eaves & offers a large double bedroom with superb views over the rear garden & downs beyond, fitted wardrobes & a shower room with shower cubicle, wc & basin. To the front of the property there is an extensive gravelled area of off-street parking, a path & gate to the side leads to the rear garden. This benefits from a large paved patio (with the outbuilding to one side). A low level brick wall with gate provides access to a path which meanders through well planted areas of mature shrubs, trees, flower borders & hedging with a gravelled seating area towards the rear. Offered for sale with no onward chain, this spacious property offers great scope & value.

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 small green on your right where you will find No. 31 on your right.

Situation :

Situated within 1/2 mile of Gomshall village providing easy access to Gomshall's local shops, pubs & cafe in the heart of the Surrey Hills/Area of Outstanding Natural Beauty. There are also excellent transport links in Gomshall, both by bus & train. 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).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		www.epc4u.com	

Council Tax - Guildford Council - £2496.28 per annum (2025-26)

All Mains Services

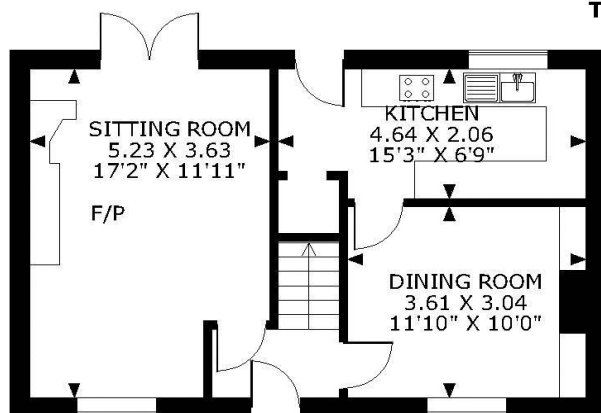
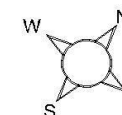
Your Local Independent Estate Agent



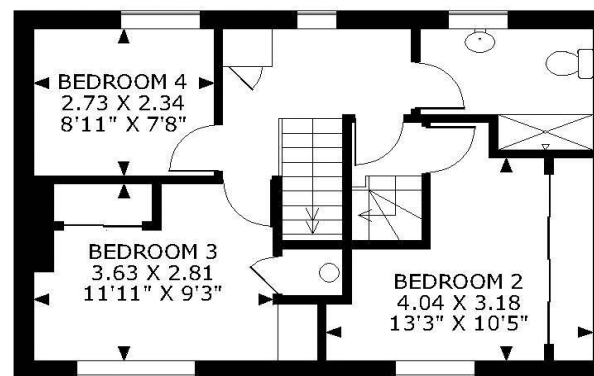
Please call 01483 205150 to arrange a viewing

31 Tower Hill, Gomshall, Surrey GU5 9LR

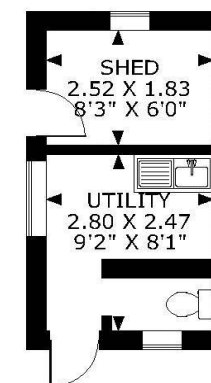
Approximate Gross Internal Area
Ground Floor = 474 Sq Ft/44 Sq M
First Floor = 476 Sq Ft/44 Sq M
Second Floor = 233 Sq Ft/22 Sq M
Outbuilding = 130 Sq Ft/12 Sq M
Total = 1313 Sq Ft/122 Sq M



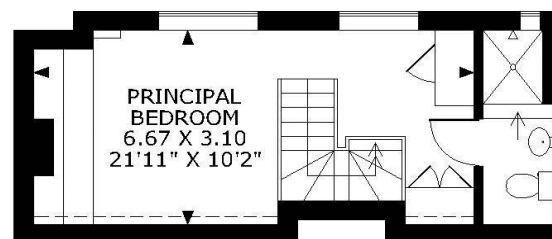
GROUND FLOOR



FIRST FLOOR



OUTBUILDING



SECOND FLOOR

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□□□ Denotes restricted head height

© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8652735/NJD

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