



17 Queen Street, Gomshall, Surrey GU5 9LY

Price £775,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

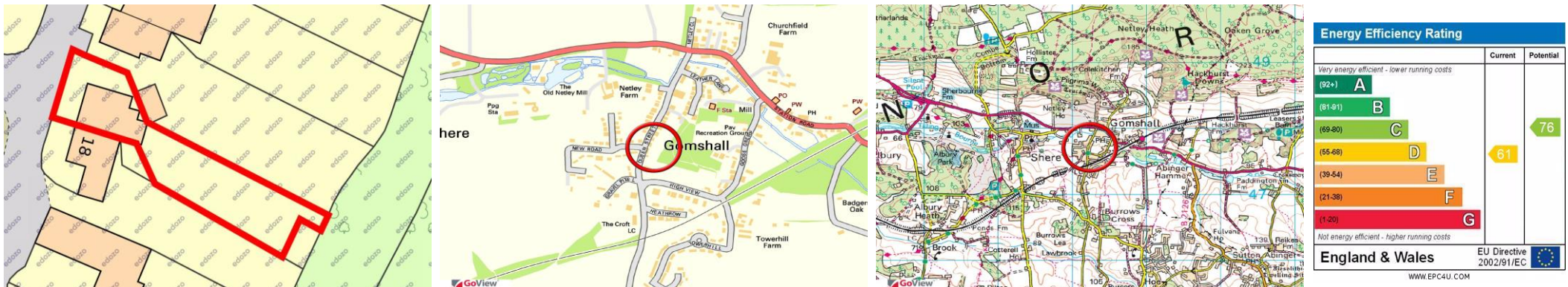
A very well presented 3 double bed semi-detached period property with garage & a good sized garden with superb outbuilding/office situated in the heart of Gomshall village. Ground floor accommodation comprises an entrance hall with wet room/wc with underfloor heating, a large sitting room/dining area with 3 sets of windows overlooking the front garden & a feature open fireplace, an extensive, well fitted kitchen with solid granite work surfaces and double doors leading to the garden open plan to good size breakfast area & a separate utility room. Upstairs offers a split landing with a double bedroom overlooking the rear garden with fitted wardrobes to one side, & 2 further double bedrooms & a good size family bathroom with bath, wc, basin & underfloor heating to the other. Outside the property benefits from a small walled front garden to the front, with gated access to a good sized rear garden with a sunny, paved terrace with shed, then mainly laid to lawn with mature trees, shrubs, hedging & established seasonal planting with a recently erected detached outbuilding/office to the rear (with double doors, windows to either side, heating & WiFi). A gate leads through to the garage/parking area which is accessed via the driveway to the side of No. 18 & includes an Ohme car charging point.

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, taking the 1st turning on the right (opposite the petrol station) into Queen Street where you will find No. 17 on your left hand side opposite New Road on your right.

Situation :

Situated within walking distance of Gomshall village (with petrol station, supermarket, pubs, restaurant, part-time cafe, local shops & station) within circa 2/3 mile of Shere village (with extended facilities to include a school, supermarket, Doctors surgery, cafes, pubs, & high end restaurant as well as outdoor swimming pool, tennis club & other local shops), providing easy access to numerous sought after country pubs, farm shops, schools, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.



Council Tax - Guildford Borough Council - Band E £2,473.78 per annum (2025-26)

All Mains Services

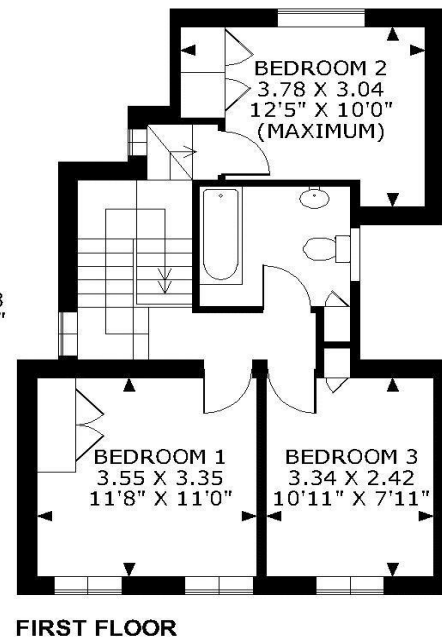
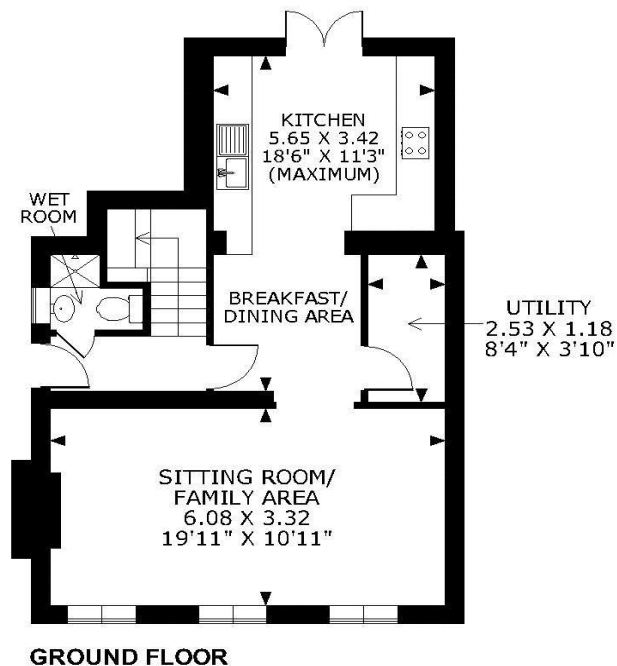
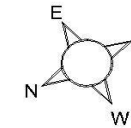
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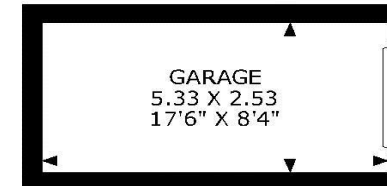
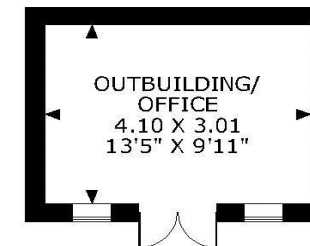
Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 524 Sq Ft/49 Sq M
FIRST FLOOR = 460 Sq Ft/43 Sq M
OUTBUILDING/OFFICE = 133 SQ FT/12 SQ M
TOTAL = 1117 SQ FT/104 SQ M
GARAGE = 145 SQ FT/13 SQ M



NOT SHOWN IN ACTUAL
LOCATION



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

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Opening Hours

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