



**Round Down Chase, 1 Round Down,
Colekitchen Lane, Gomshall, Surrey GU5 9QB
Price OIEO £1,500,000 Freehold**

TERRA COTTA

Independent Estate Agents

Property Description :

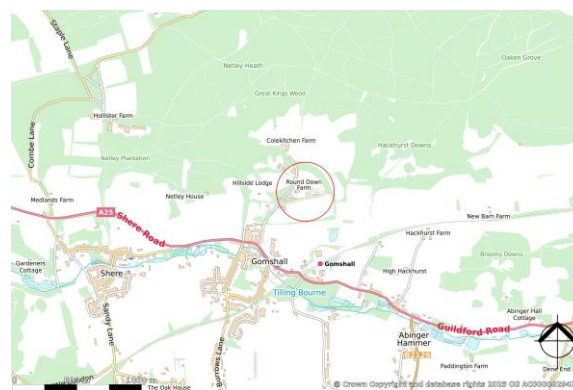
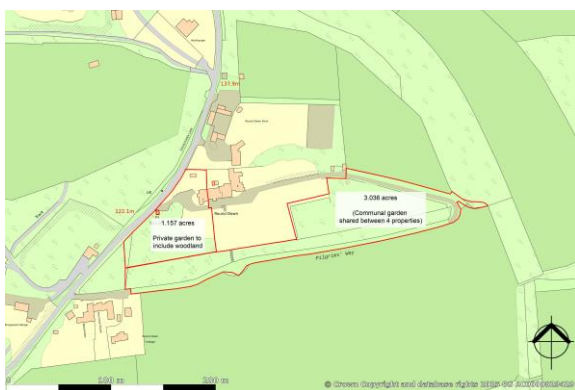
An exceptional opportunity to secure a very spacious main west wing of this substantial building (previously the gallery & ball room of a country manor house), to include a private garden of over an acre (to include woodland) with panoramic views of the Surrey Hills & a detached garage, situated in an elevated yet central location in Gomshall village. Ground floor accommodation comprises an entrance hall with wc & storage cupboard, a magnificent triple aspect sitting room open plan to a dining area, with feature bay window & log burner & a very spacious kitchen/breakfast room with a good range of units, ample space for table & chairs, a utility cupboard & door to rear courtyard & garden. A staircase with large feature skylight leads up to the first floor, which offers a very spacious principal bedroom with large feature bay window with superb views & an ensuite shower room with shower cubicle, wc & basin set into a vanity unit. The 2nd bedroom is also a very large double bedroom with views, there is also a smaller double bedroom with fitted wardrobe, a single bedroom & a family bathroom with bath, wall mounted shower, wc & basin set into a vanity unit. The property offers many original features to include very high ceilings, decorative windows, plaster cornicing, solid oak floors & with scope to create access to a roof terrace with exceptional views. Outside, a driveway (to all 4 properties) leads to a private area of parking to the left of the entrance to the property & a great sized private lawned garden to the right which has been landscaped to include specimen trees & shrubs & extends down a slight hill to a communal garden area totalling circa 3 acres beyond & across to the left, in front of the other properties. The private garden extends (away from the communal garden) into a large area of woodland (with large shed) which stretches back up to the road. Beyond the access to the driveway there is a detached garage with further off-street parking in front of it & a small garden/courtyard leading down to the rear of the property. There is also a small shed (in the neighbour's rear courtyard), accessed through a gate. Offered for sale for the first time in 65 years, this property provides a rare opportunity to sympathetically restore a beautiful old building with fantastic views & is located within a circa 10 minute walk of local shops/pubs etc. in Gomshall village & within 15 minutes of Gomshall station & Shere village. Must be seen !

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. Continue along the road for 1/4 of a mile and you will find the entrance to Round Down on your right.

Situation :

Situated within walking distance of Gomshall village (with local shops, pubs, cafe, yoga studio & 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.

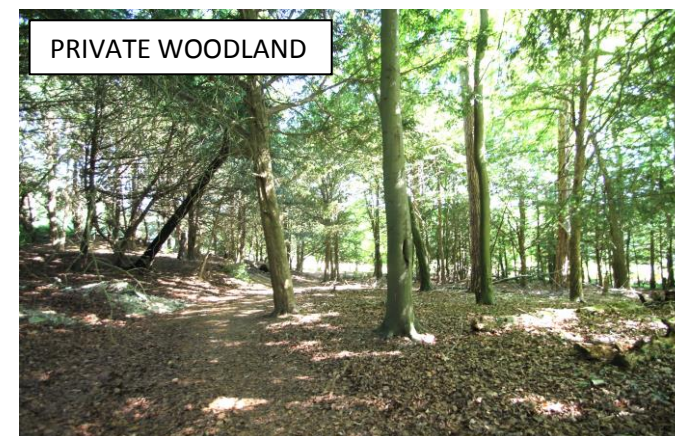


Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

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

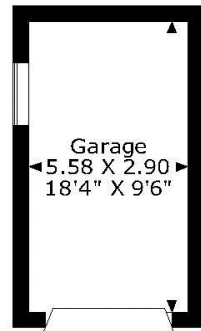
All Mains Services except shared drainage (new system installed in 2018 – emptied circa once a year at £70 - £100, maintained on an as required basis)

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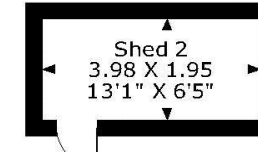
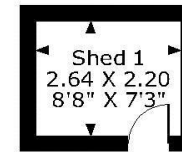
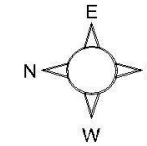
Please call 01483 205150 to arrange a viewing

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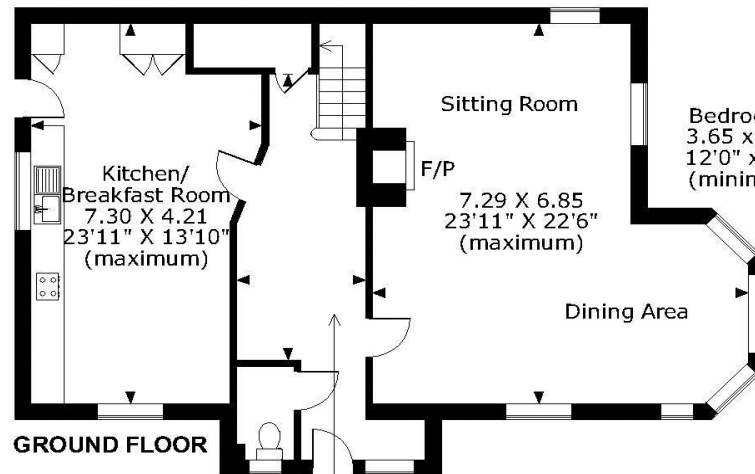


(NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION)

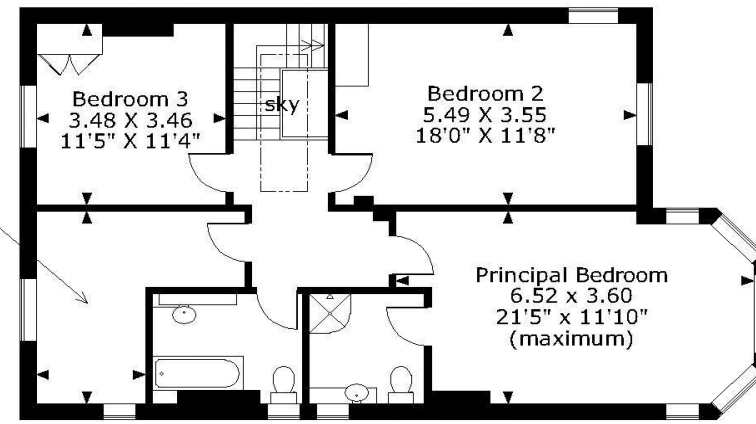
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 972 SQ FT/90 SQ M
FIRST FLOOR = 932 SQ FT/87 SQ M
TOTAL = 1904 SQ FT/177 SQ M
GARAGE = 174 SQ FT/16 SQ M
SHEDS = 147 SQ FT/14 SQ M



(NOT SHOWN IN ACTUAL LOCATION OR ORIENTATION)



GROUND FLOOR



FIRST FLOOR

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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Tel: 01483 205150 – Registered No: 03516147

Opening Hours

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Saturday 09:30am – 5:00pm

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