



3 New Road, Gomshall Surrey GU5 9LZ

Price £675,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A good size 3 double bedroom semi-detached family home with a large garden which has just been completely refurbished throughout, set in a quiet cul-de-sac within a short walk of central Gomshall. Ground floor accommodation comprises an entrance hall with wc, basin & heated towel rail, a sitting room with feature open fireplace & a window overlooking the rear garden & a newly fitted kitchen/breakfast room with an extensive range of low level & wall mounted units to include an oven with fitted induction hob & extractor over, space & plumbing for a washing machine, an integrated dishwasher, freestanding American style fridge/freezer, a sink with an extendable tap & a breakfast bar open plan to a family room with an open fireplace & double doors leading out to a decked area & the rear garden. Upstairs offers 2 very large double bedrooms with fitted wardrobes, a smaller double bedroom with wardrobe & a refitted bathroom with bath, wall mounted shower with shower screen, wc, basin & heated towel rail. To the front of the property, there is an area of parking (just outside the property boundary) for 2 cars which has been used exclusively by No. 3 for many years. A pedestrian gate provides access to a small front garden with mature hedging providing privacy & a pathway leading round to the side & rear of the property. The substantial rear garden has a newly built deck accessed from the family room, & is then mainly laid to lawn with mature trees & shrubs. There is a brick built workshop to the side of the property housing a basin as well as a log store with door to wc. Offered for sale with no onward chain. 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, taking the 1st turning on the right (opposite the petrol station) into Queen Street, turning 2nd right into New Road (after 200 yards), where you will find No. 3 on your left (with parking to the front).

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.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

Council Tax - Guildford Borough Council - Band A - £1,664.18 per annum (2025-26)

All Mains Services

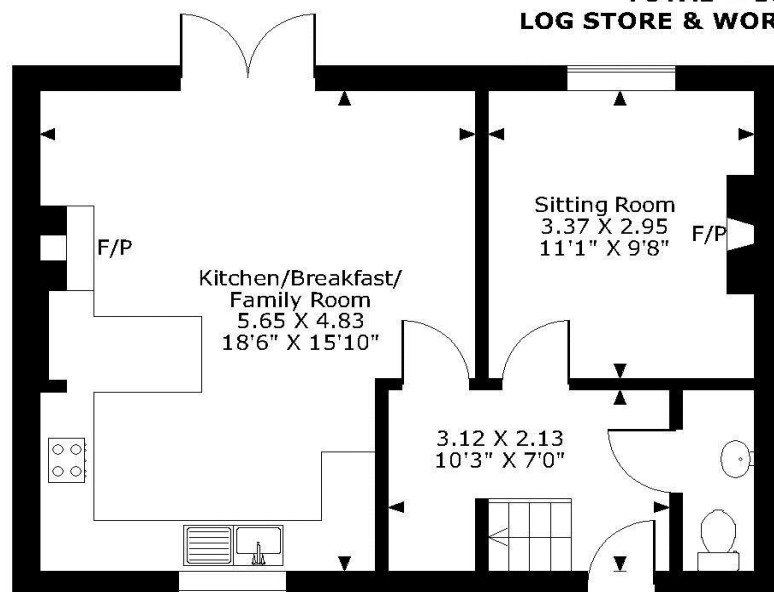
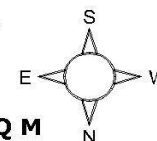
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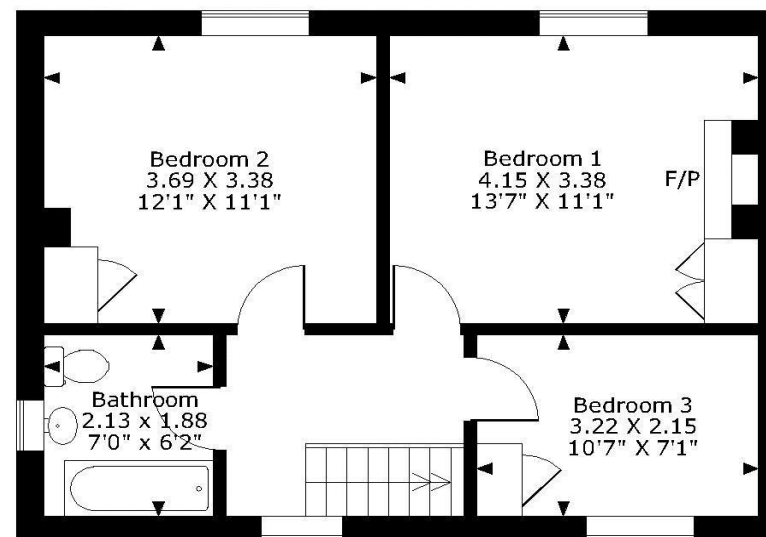
Please call 01483 205150 to arrange a viewing

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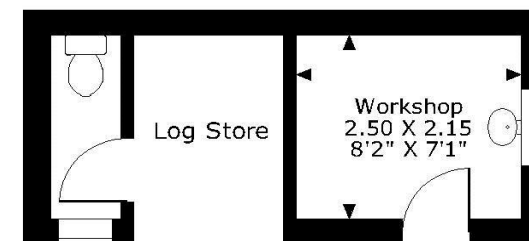
APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 482 SQ FT/45 SQ M
FIRST FLOOR = 482 SQ FT/45 SQ M
TOTAL = 1040 SQ FT/97 SQ M
LOG STORE & WORKSHOP = 76 SQ FT/7 SQ M



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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