



26 Leather Lane, Gomshall, Surrey GU5 9NB

Price £775,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A spacious & very well presented 4 bed semi-detached family home with garage situated in a quiet cul-de-sac in Gomshall village within a short walk of local shops & station. Accommodation comprises an entrance hall with cloaks cupboard & wc & a good size study to the front. A sliding door leads through to a good sized dual aspect family area open plan to a sitting room with large under stairs cupboard & a dining area with double doors leading out to the rear garden. Part-glazed sliding doors provide access to a well fitted kitchen with a good range of low level & wall mounted units complemented by a built-in Neff oven & induction hob, integrated AEG fridge/freezer & granite worktops. Upstairs offers a large dual aspect master bedroom with ensuite bathroom (with bath with wall mounted shower, a wc & basin), 3 further smaller double bedrooms & a family bathroom with bath with wall mounted shower, a wc & basin. There is also a large loft for storage, with potential to convert (stpp). To the front of the property there is a garage, bin store, off-street parking & a paved garden enclosed by a picket fence, with space for table & chairs. A side gate provides access to the private rear garden which boasts a continuation of the recently laid paving to the rear of the property, then an area of good quality artificial grass with railway sleepers & flower borders (with a timed irrigation system) to the rear & both sides. Situated in a secluded, family friendly development with it's own green in the heart of Gomshall, with direct pedestrian access to Gomshall's more extensive Recreation Green & swings & within walking distance of Gomshall's pubs, shops & station & within 1 mile of the extended facilities of Shere. 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 and proceed on the A25 towards Dorking, taking the 1st turning on the right (opposite the petrol station) into Queen Street. After 50 yds, turn left into Leather Lane, bearing right at the junction. Take the 1st left into a cul-de-sac of semi-detached houses, where you will find No. 26 on your left.

Situation :

Situated within walking distance of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within circa 1/2 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, village hall/part-time cinema, 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		
	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	76	80
EU Directive 2002/91/EC		
www.epc4u.com		

Council Tax : Guildford Borough Council 01483 444864 - Band F £3,605.74 per annum (2025-26)

All Mains Services

Leather Lane Management charge £533 per annum

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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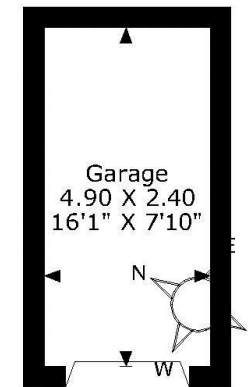
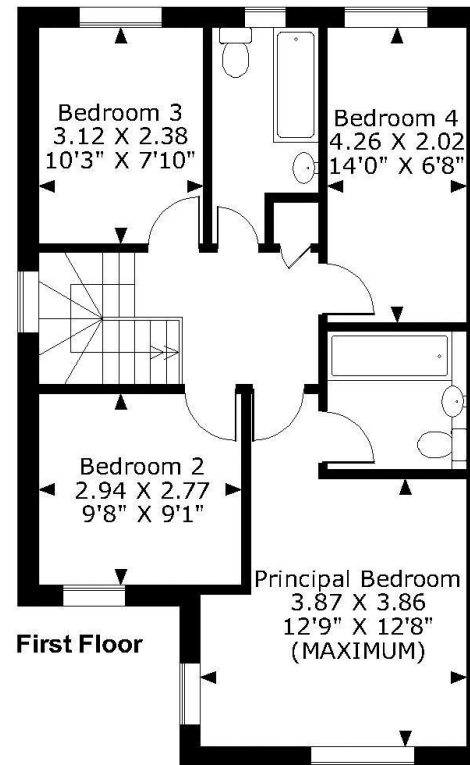
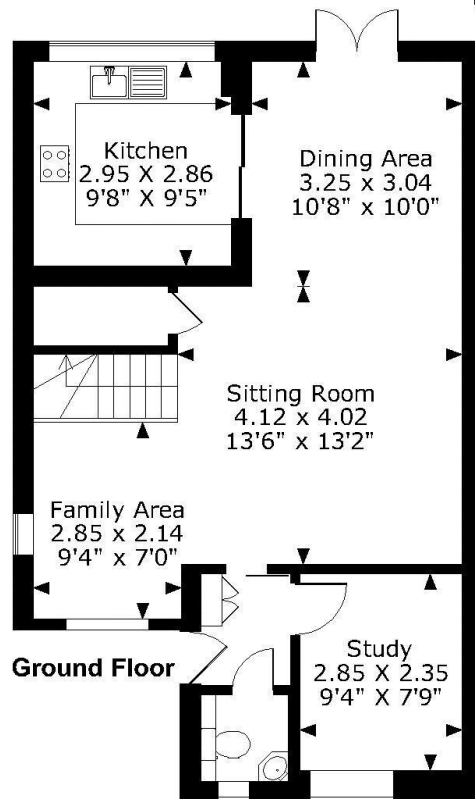
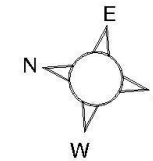
APPROXIMATE GROSS INTERNAL AREA

Ground Floor = 629 SQ FT/58 SQ M

First Floor = 614 SQ FT/57 SQ M

Total = 1243 SQ FT/115 SQ M

Garage = 127 SQ FT/12 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Terra Cotta (Estate Agents) Ltd

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