



**Greensands, Wonham Way,
Gomshall, Surrey GU5 9NZ
Price £1,350,000 Freehold**

TERRA COTTA

Independent Estate Agents



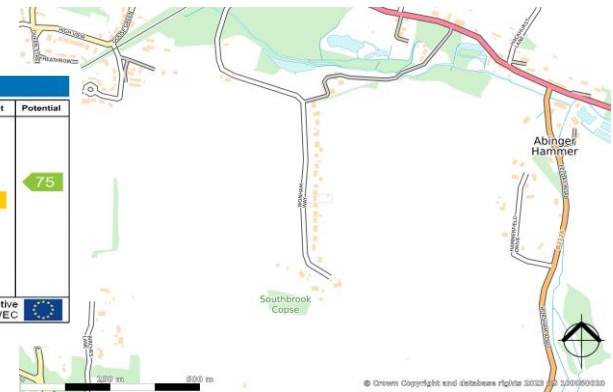
PROPERTY DESCRIPTION

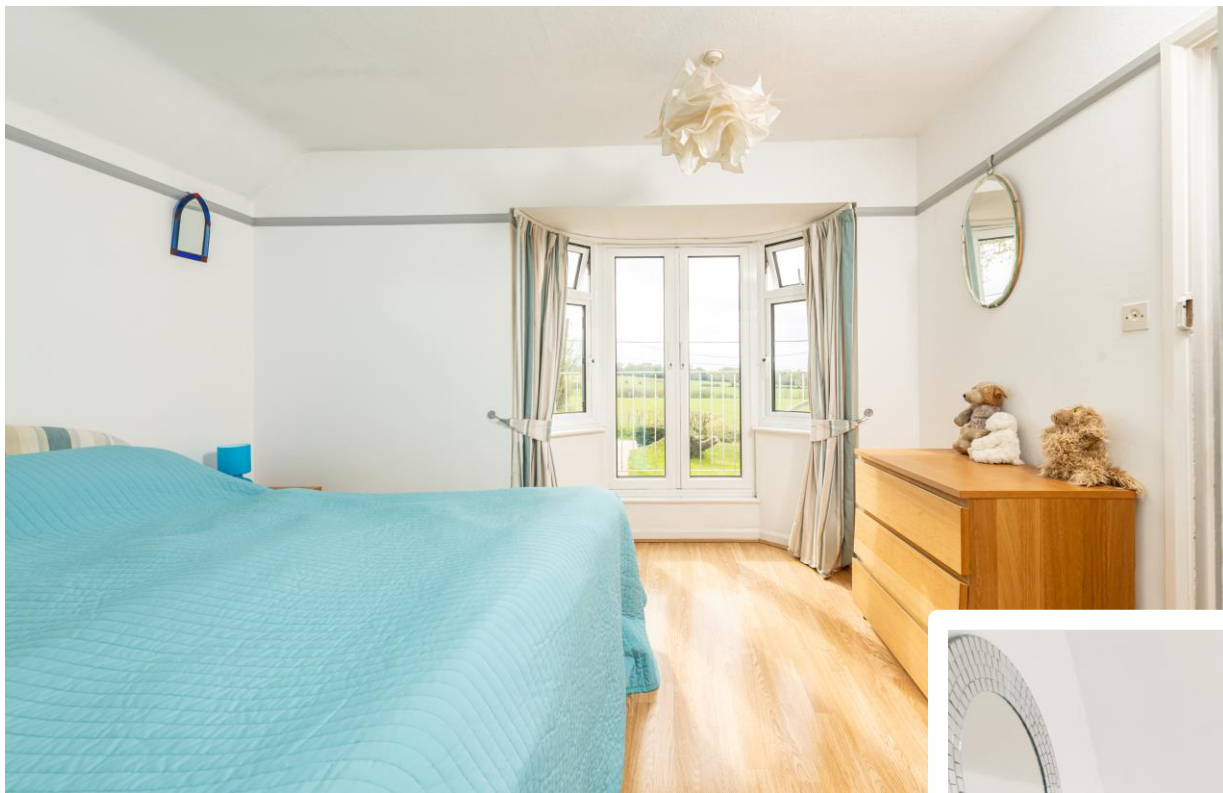
Spectacular views of the North Downs towards Newlands Corner. Enjoying magnificent sunsets to the front. A very spacious & well presented 6 double bedroom detached house set within a garden of just over 1/3 acre in a very desirable road overlooking fields to the front & rear, within circa 1/2 mile of Gomshall station & village. Ground floor accommodation comprises an entrance hall with double doors through to a Sitting Room with feature open fireplace & double doors leading out to the patio & rear garden, door to a further reception room/large study, this leads through to an extensive kitchen/breakfast room with an excellent range of units with breakfast bar & integrated appliances & a large conservatory with double doors to garden. There is also a large family room accessed from both the Kitchen & Conservatory, a shower room & a store. Upstairs offers 6 double bedrooms of varying sizes, one has double doors leading out to a balcony enjoying views of the North Downs. There is also a family bathroom with bath & wall mounted shower, & a separate shower room. The property benefits from several solid wood floors & is light & airy throughout. To the front of the property there is a gravelled in & out driveway providing off-street parking for numerous cars, with a lawned area in between, plus a very large storage area to the side (accessed via double doors from the front of the property). The rear garden boasts a good size paved patio, then the very private garden is mainly laid to lawn, enclosed by mature trees, shrubs & hedging. There is a large shed & separate Summerhouse to the rear of the garden, where there is also a small deck area suitable for table & chairs to take in the beautiful views over fields to the rear. This property is located in a rural location, yet still provides easy access to a train station & local facilities. Must be seen !





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92+)		
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	65	75
EU Directive 2002/91/EC		
WWW.EPC4U.COM		





SITUATION

Situated within 1/2 mile of Gomshall village (with local shops, pubs & station) in the heart of the Surrey Hills, within 1 1/2 miles of 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.

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, continue for circa 1/2 mile through the village & under the railway bridge then turn immediately right into Wonham Way, where you will find Greensands about half way down on your left.







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
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Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax : Guildford Borough Council - Band G –
£4,160.46 per annum (2025-26)**

Utilities : All Mains Services

Greensands, Wonham Way, Gomshall, Surrey GU5 9NZ

Approximate Gross Internal
Ground Floor = 156.9 sq m / 1689 sq ft
First Floor = 107.1 sq m / 1153 sq ft
Total = 264 sq m / 2843 sq ft
Excluded Areas
Storage = 23.6 sq m / 254 sq ft
Balcony = 6.2 sq m / 67 sq ft

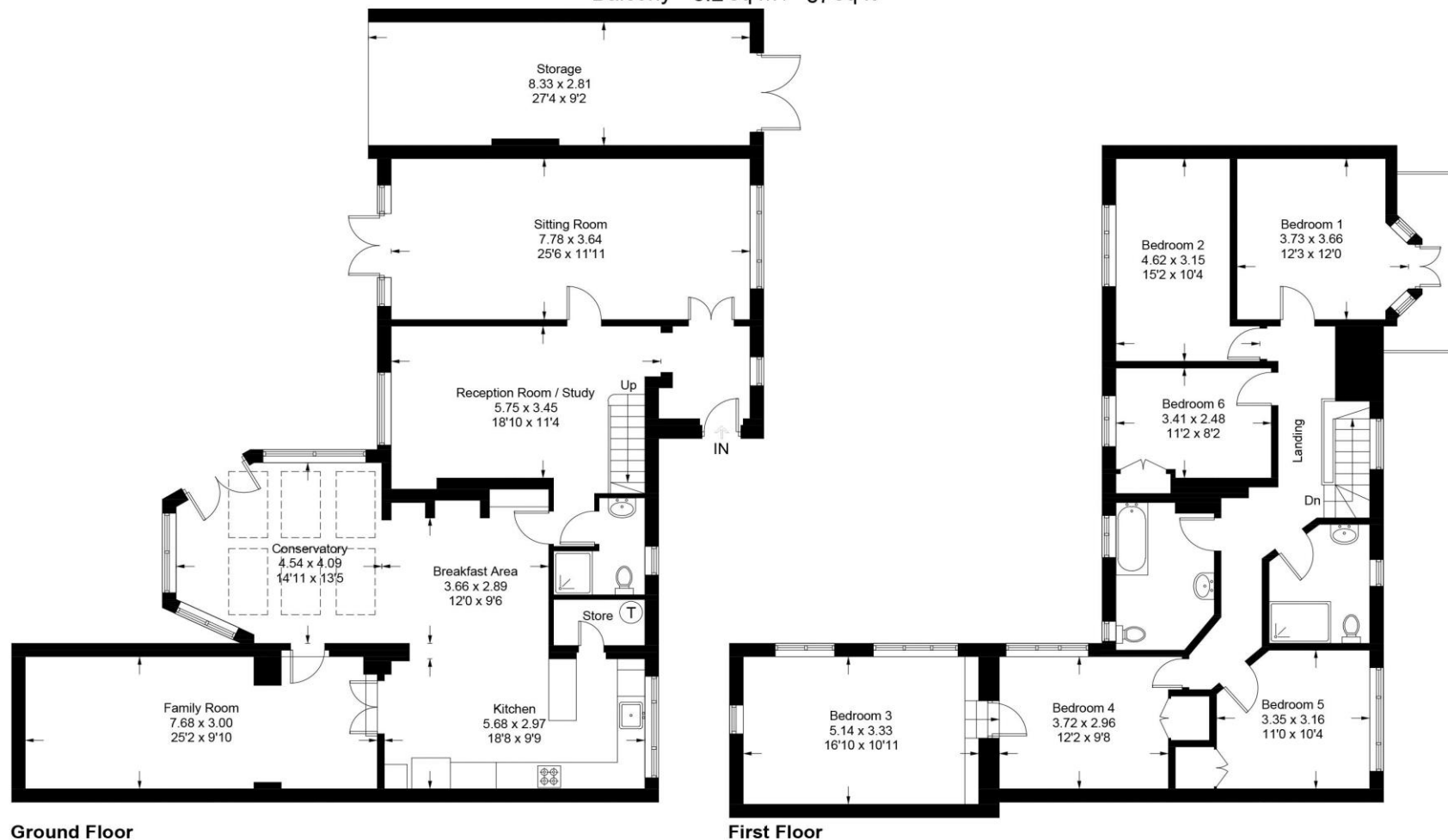


Illustration for identification purposes only, measurements are approximate,
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