



**38 Station Road,  
Gomshall, Surrey GU5 9LD  
Price £480,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents

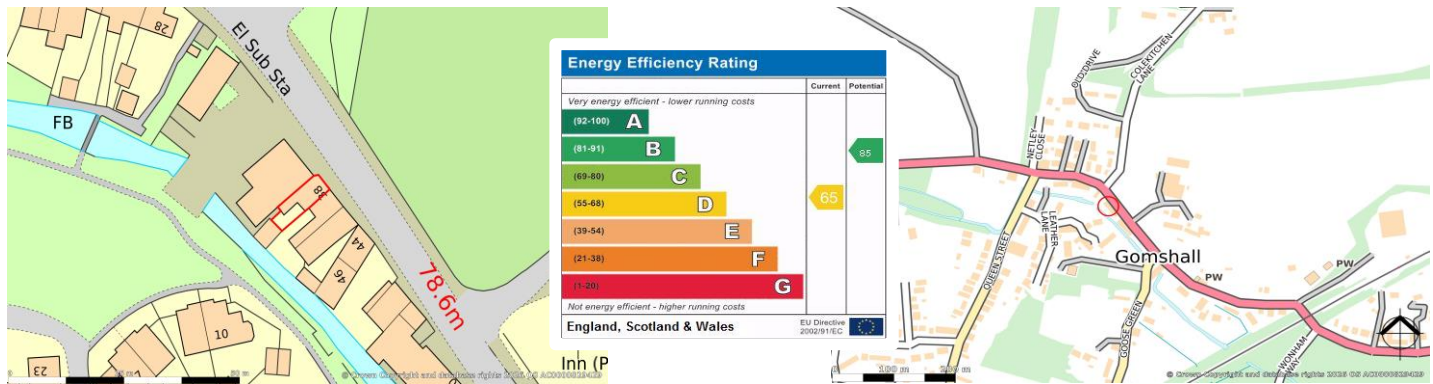
## PROPERTY DESCRIPTION

A spacious 2 double bed, 2 reception room character cottage with courtyard garden with views over farmland to the front, located in the heart of Gomshall village, in the Surrey Hills. Ground floor accommodation comprises a sitting room with original open fireplace, dado rail & under floor heating, a separate dining/family room with under stairs cupboard, dado rail, under floor heating & double doors leading out to the courtyard garden. An archway leads through to a well fitted kitchen with a range of low level & wall mounted units complemented by a mottled grey work top & matching splashback with a fitted electric oven, gas hob & extractor hood over, a stainless steel sink & drainer, a wall mounted boiler & window overlooking the courtyard.

The first floor offers a large double bedroom with original fireplace, a 2nd double bedroom & a large well fitted bathroom with bath, wall mounted shower, separate hand held shower & shower screen, a wash hand basin, wc, heated towel rail & fully tiled walls. The property benefits from some new double glazed windows, new flooring & recent redecoration throughout.

Outside offers a courtyard garden which is paved, with an outside tap. Situated in a central village location, within a short walk of local shops, restaurants & station, & within about 10-15 minutes walk of Shere village with its extended facilities. Offered for sale with no onward chain.







## SITUATION

Situated within the heart of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within less than 1 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 (circa 8 miles), Dorking (circa 8 miles) & Cranleigh (circa 6 miles). Train stations : Gomshall (0.5 miles, 14 minutes to Guildford, 8 minutes to Dorking, 32 minutes to Gatwick). Guildford (29 mins to London Waterloo). Effingham (8.5 miles, 39 minutes to London Waterloo).

## 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 and into Gomshall where you will find No. 38 on your right just after Queen Street and immediately after the Budgens general store.





**Terra Cotta (Estate Agents) Ltd**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150 – Registered No: 03516147

**Opening Hours**

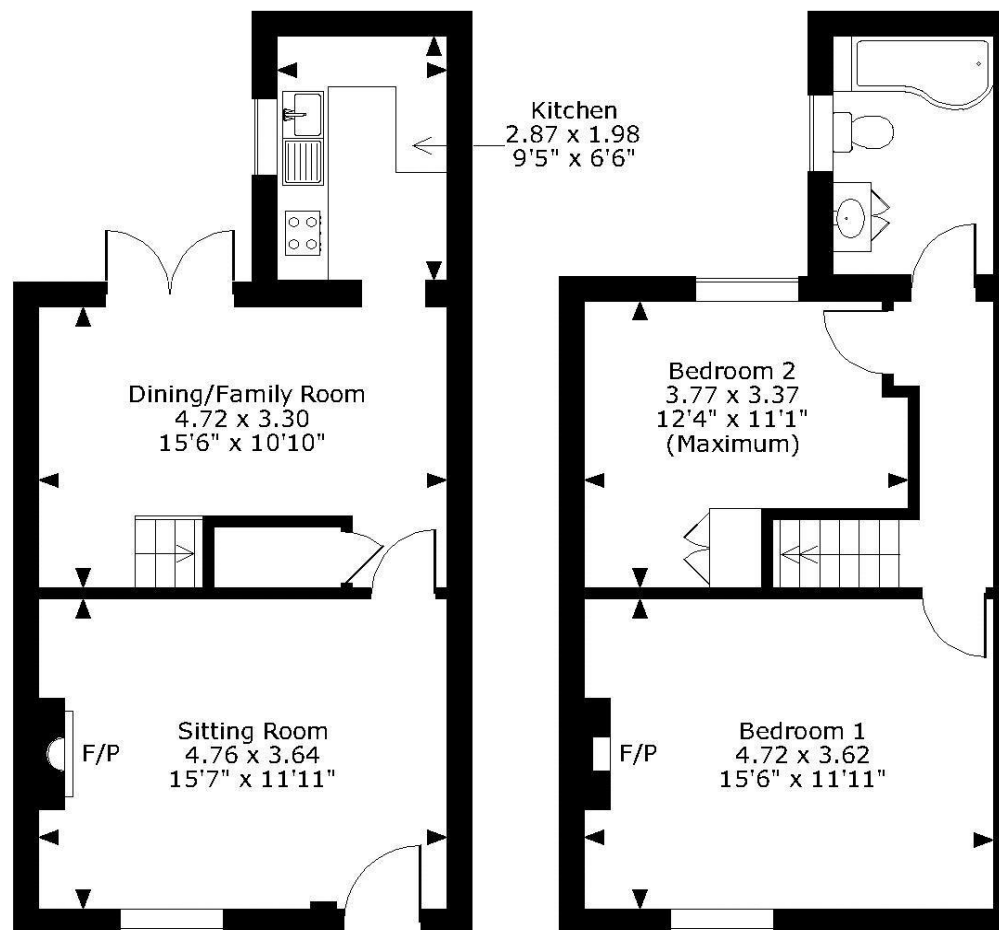
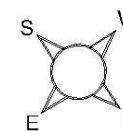
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council –  
Band E - ££3197.51 per annum (2026-27)**

**All Mains Services**

# 38 Station Road, Gomshall, Surrey GU5 9LD

**Approximate Gross Internal Area**  
**Ground Floor = 430 Sq Ft/40 Sq M**  
**First Floor = 428 Sq Ft/40 Sq M**  
**Total = 858 Sq Ft/80 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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