

3 Queen Street,
Gomshall, Surrey GU5 9LY
Price £750,000 Freehold

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

An extended & superbly presented 3 bedroom character cottage with a large garden with summer house situated in the heart of Gomshall village.

Ground floor accommodation comprises an entrance lobby (to the side of the property), wc & basin with a step down to a recently fitted kitchen with an extensive range of low level units & drawers under & wall mounted units over to include a butler sink, Range cooker, wine rack, utility cupboard & skylight open plan to a dual aspect dining room with further fitted units, a storage cupboard & bi-fold doors leading out to the rear garden. The kitchen is also open plan to a family room with large understairs cupboard. There is a sitting room to the front with an exposed brick fireplace with inset log burner & fitted storage cupboards to either side. Other features include shutters on the windows & a wooden herringbone floor.

Upstairs there is a large double bedroom to the front of the property with an original display fireplace, storage cupboards & a feature part-panelled wall. There are 2 further good sized bedrooms, one with shutters & a storage cupboard & a refitted family bathroom with bath, wall mounted shower, WC, basin, heated towel rail & a skylight.

The property has been refurbished to an exceptionally high standard & boasts many period features including solid oak floors, key & latch doors etc.

Outside, the property benefits from off-street parking for 2 cars to the front. The rear garden is a good size south-west facing lawned garden with mature trees, shrubs and a summer house.

The cottage backs onto Goose Green with direct access to the local countryside & is within less than a 5 minute walk to the local village shop, pubs & other facilities in Gomshall, & within a 10 minute walk of Shere village. Must be seen !





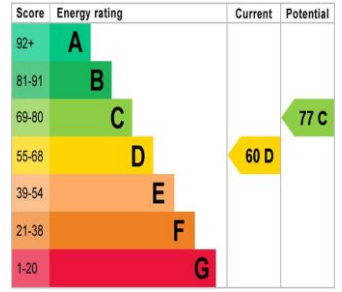


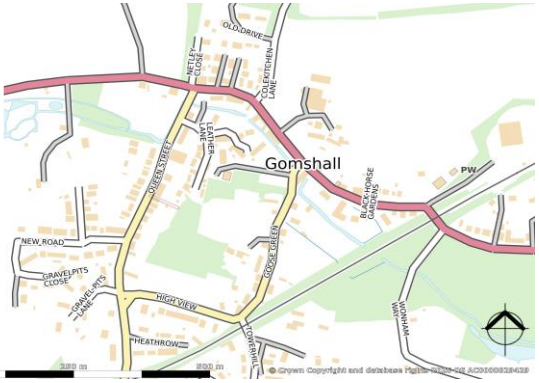


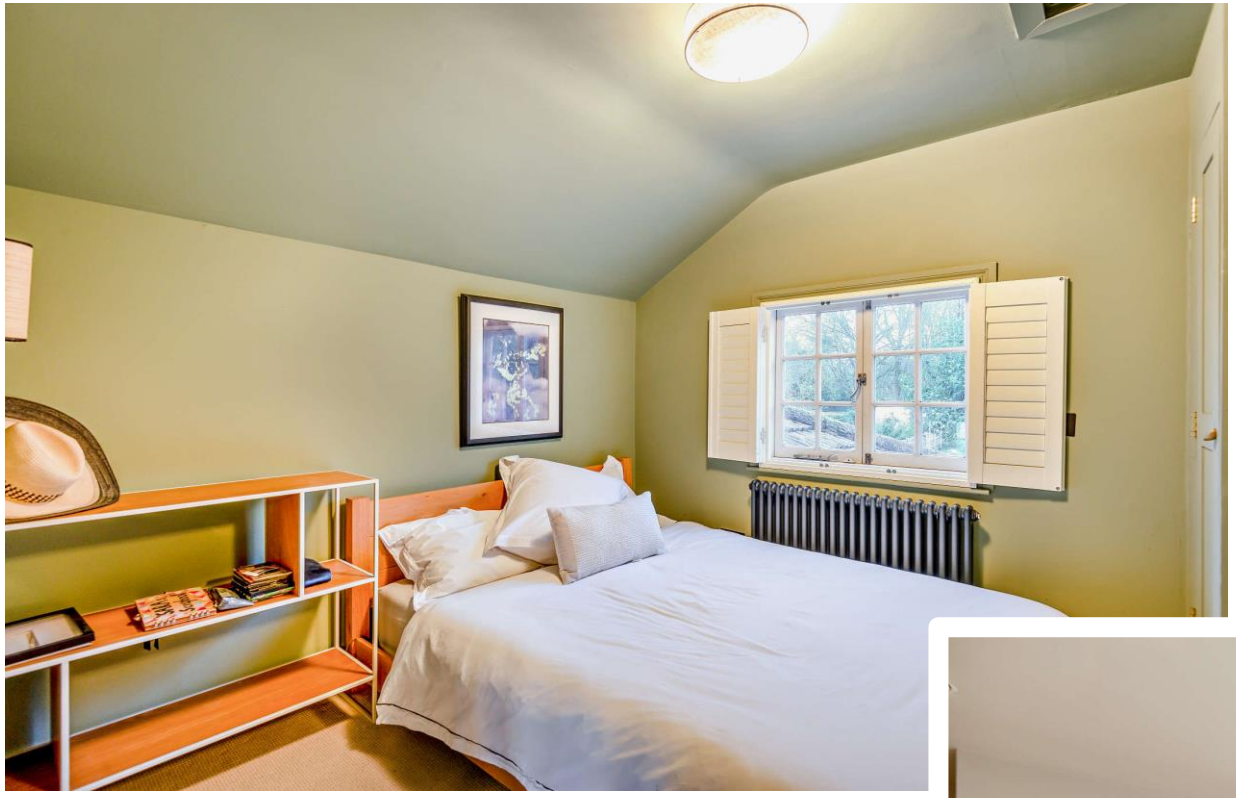





Brook View
Normanton
Top
Little Timbers
QUEEN STREET
30
28
23
1
8


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


Gomshall
OLD DRIVE
COLE KITCHEN LANE
LEATHER LANE
QUEEN STREET
BLACK HORSE GARDENS
PW
NEW ROAD
GRAVELPITS CLOSE
GRAVELPITS LANE
COOKS GARDEN
HIGH VIEW
THEATHROW
DOWNHAM
WONHAM WAY



SITUATION

Situated within a short walk of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within circa half a 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 7 miles), Dorking (circa 6 miles) & Cranleigh (circa 7 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 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, taking the 1st turning on the right (opposite the petrol station) into Queen Street where you will find No. 3 just after the turning on the left to Leather Lane, on your left hand side.







Terra Cotta (Estate Agents) Ltd

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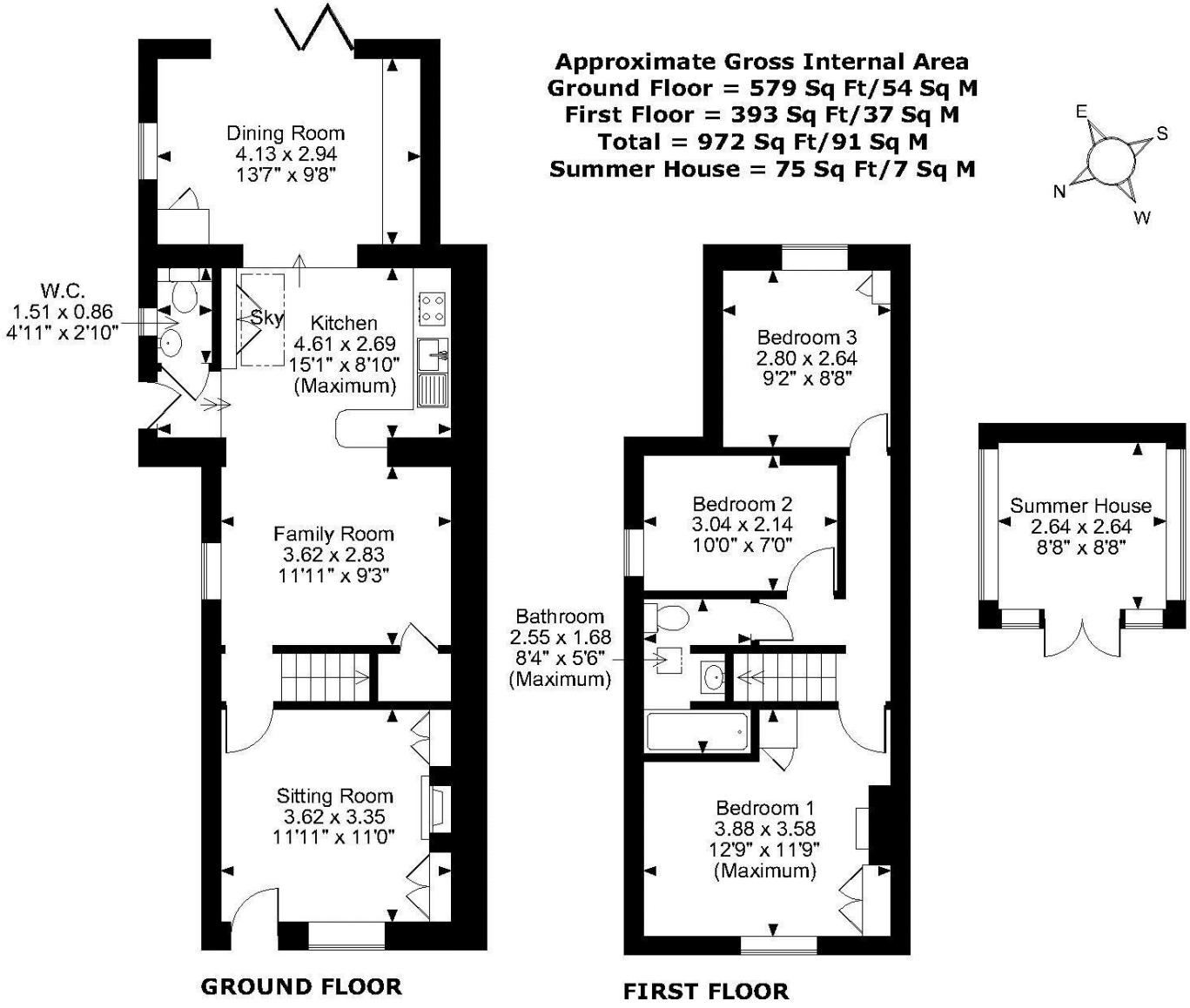
Opening Hours

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

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

All Mains Services

3 Queen Street, Gomshall, Surrey GU5 9LY



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