46 Tower Hill,
Gomshall, Surrey GU5 9LS
Price £570,000 Freehold

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & well presented 3 bedroom family home offering a large garden with detached outbuilding currently used an as office to the rear & off-street parking for 2-3 cars to the front.

Ground floor accommodation comprises an entrance hall with wc & storage cupboards, a great sized dual aspect sitting room/dining area with a feature open fireplace & solid wood flooring. There is also a well fitted kitchen which offers a good range of low level units under & wall mounted units over complemented by solid wood worktops, a fitted oven with gas hob & extractor hood over & a door leading out to the rear garden.

Upstairs offer a large double bedroom with fitted wardrobe, 2 further smaller doubles & a family bathroom with bath, wall mounted shower, wc, basin & under floor heating.

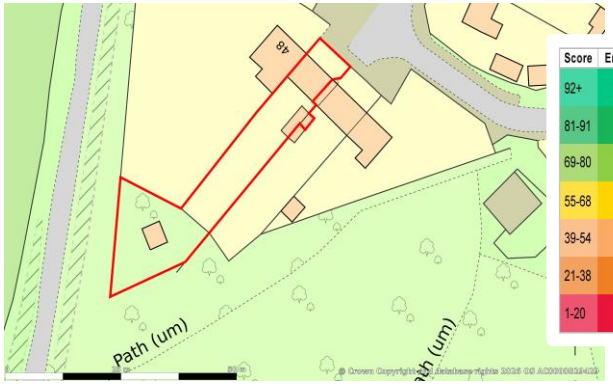
To the front of the property there is an area of off-street parking for 2-3 cars.

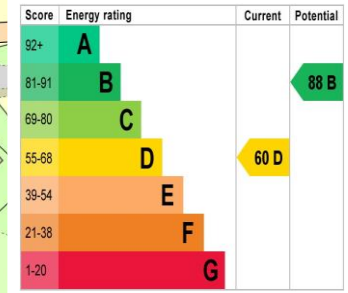
An alleyway then leads through to the extensive decked area to the rear of the house with a shed to one side & the rear garden. This long garden is mainly laid to lawn with mature trees, shrubs & flower borders, with a detached outbuilding currently set up as an office with double doors & windows, power, light, under floor heating & the internet & a further shed to the rear.

The property benefits from double glazed windows, full fibre broadband & solid wood floors.

Located in a quiet cul-de-sac within a short walk of a small children's play area, & within circa 1/2 mile of the centre of Gomshall, it's station & the A25.

PLAY AREA NEAR PROPERTY


48
Path (um)


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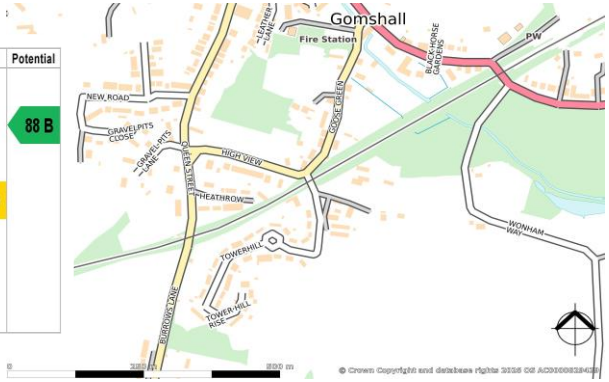
G
88 B
60 D


Gomshall
Fire Station
NEW ROAD
HIGH VIEW
HEATHROW
TOWERHILL
WONHAM WAY

SITUATION

Situated within 1/2 mile of Gomshall village (with local supermarket, shops, pubs, cafe, yoga studio & station) in the heart of the Surrey Hills. There are excellent transport links in Gomshall, both by bus & train, including a direct line to Gatwick airport. Also located within a mile of Shere village which offers a doctors surgery, nursery & primary schools, a supermarket, cafes (one with cocktails on a Friday evening in the Summer), pubs, tennis club, village hall with cinema nights etc. & providing easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh (all circa 6 miles away).

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. Continue past the petrol station into Gomshall village, turning right immediately before the Gomshall Mill into Goose Green. Continue past the village green on your right, turning next left under the railway bridge into Tower Hill. Follow the road round to the right then all the way along to the very end where you will find No. 46 in front of you (as the road bears round to the left).

Terra Cotta (Estate Agents) Ltd

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

Opening Hours

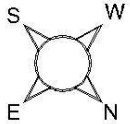
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

Council Tax - Guildford Council –
Band D £2616.14 per annum (2026-27)

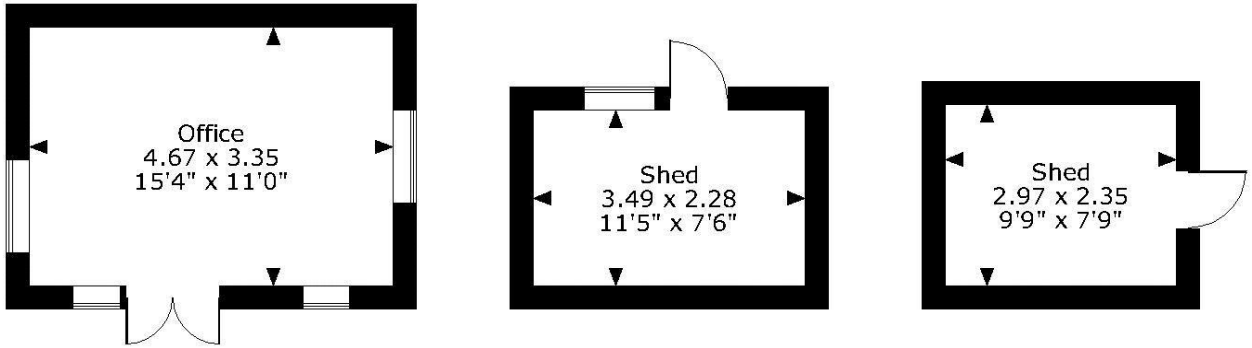
All Mains Services
Including Full Fibre Broadband

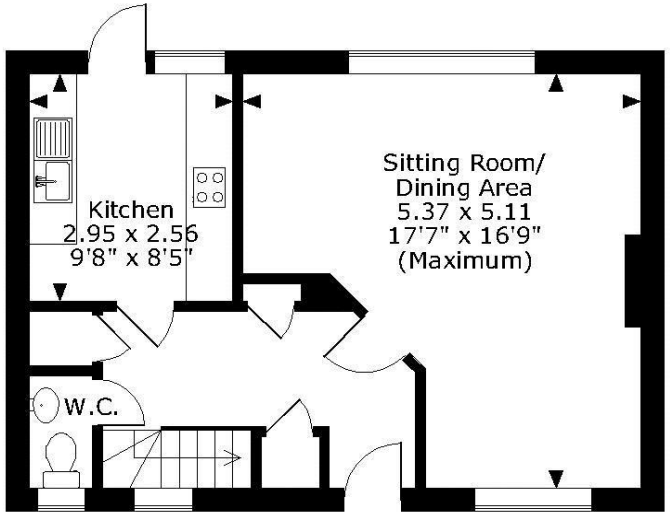
46 Tower Hill, Gomshall, Surrey GU5 9LS

Approximate Gross Internal Area
Ground Floor = 454 Sq Ft/42 Sq M
First Floor = 446 Sq Ft/41 Sq M
Outbuilding = 168 Sq Ft/16 Sq M
Total = 1068 Sq Ft/99 Sq M
Sheds = 161 Sq Ft/15 Sq M

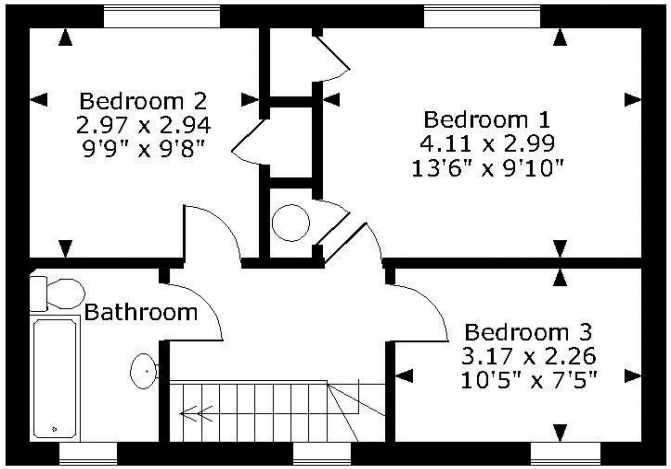


OUTBUILDING





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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