



**The Garden Cottage, Cherry Trees, Gomshall Lane,
Shere, Surrey GU5 9HE
Price £1,525 pcm Fully Furnished**

TERRA COTTA

Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & well presented 1 bedroom detached annexe set well back from the road, to the rear of a central village property. The property benefits from accommodation comprising an entrance hall, a large sitting room/dining area with French doors leading out to a courtyard garden, this is also open plan to a well fitted kitchen area with oven, gas hob, fridge/freezer & washing machine. There is also a good size double bedroom with space for study, a well fitted shower room & off-street parking for one car. Situated within a short walk of Shere village with its excellent range of shops, pubs and restaurants.

DIRECTIONS

From our office in Shere, proceed away from the stream towards the A25. Turn right at the T-junction onto Gomshall Lane, where you will find The Garden Cottage after circa 100 yards on your left, set behind "Cherry Trees" just before the frame shop & Kinghams restaurant on your left, & opposite Shere infants school on your

COUNCIL TAX : BAND A £1744.10 PER ANNUM (2026-27)

WHAT ARE THE COSTS IF I WANT TO PROCEED?

Before a property can be taken off the market you must provide a Holding Deposit of the equivalent of 1 week of the agreed rent. This is NOT refundable if you fail your right to rent check, but fully deductible from the balance of the Security Deposit (an additional 4 Weeks' Rent) which is due on the signing of the Tenancy Agreement. The total Security Deposit due is 5 Weeks' Rent. You will then need to pay in cleared funds by the start date :- One Months' Rent (payable in Advance for the duration of the tenancy).

Example at £1500 pcm: £346.15 Holding Deposit due immediately then a further £1384.60 on signing of the Tenancy Agreement (so £1730.75 Security Deposit in total) On Start Date : £1500 Rent

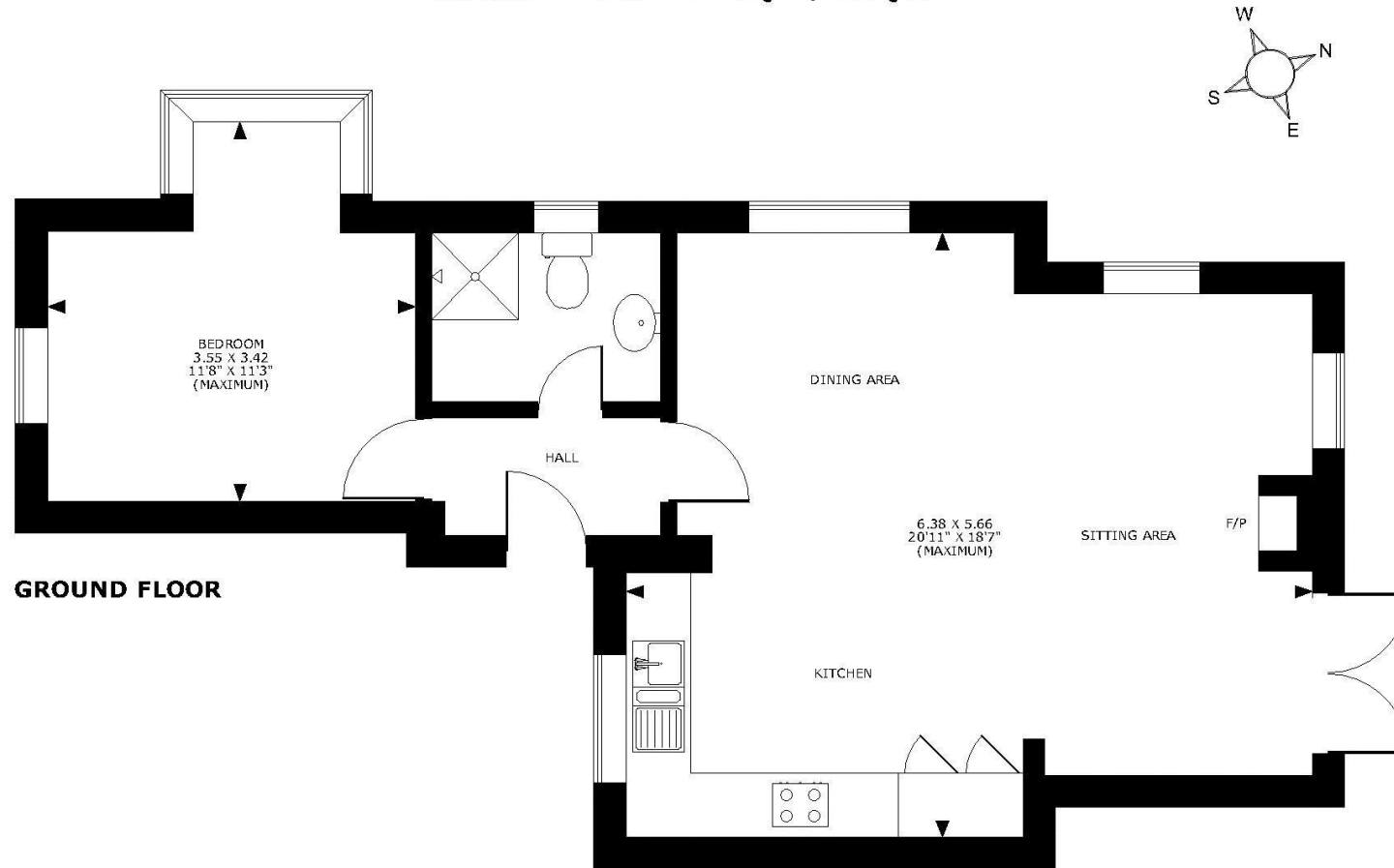




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			EU Directive 2002/91/EC

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**APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 522 SQ FT/48 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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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm

Saturday 09:30am – 5:00pm