



**16 Queen Street,  
Gomshall, Surrey GU5 9LY  
Price £650,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## PROPERTY DESCRIPTION

A superbly presented 2/3 bedroom Victorian cottage with a good size garden to include a recently constructed summerhouse & extensive off-street parking located within walking distance of Gomshall village. Ground floor accommodation comprises an 18ft triple aspect reception room with sitting & dining areas, a feature open fireplace with brick surround, an exposed brick wall with inset wooden beam & parquet wood flooring. This leads through to a recently fitted kitchen with a good range of low level & wall mounted units complemented by solid wood worktops, a butler sink, gas hob & integrated appliances, with a door leading out to the garden. There is also a 3rd bedroom/study & wc. Upstairs offers a good size double bedroom with original feature fireplace, & further small double bedroom with beams overlooking the rear garden & a recently fitted bathroom with bath, wall mounted shower & shower screen. The property benefits from double glazed windows & recent redecoration. To the front & side of the property the extensive gravelled area provides off-street parking for several cars & leads to a large shed (possible garage stpp), a patio area & a good size rear garden, which is mainly laid to lawn, enclosed by mature hedging, trees & shrubs. There is a small utility room to the rear of the property, & a 16ft summerhouse at the end of the garden & a further shed. A gate at the end of the garden leads directly through some woods to a children's play area. Situated within walking distance of Gomshall station, local shops and pubs & less than a mile to Shere village with extended facilities. Must be seen !







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







## SITUATION

Situated within 1/2 mile of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within 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 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, then take the first turning on your right (opposite the petrol station) into Queen Street where No. 16 can be found on your left (immediately before New Road on your right).







### **Terra Cotta (Estate Agents) Ltd**

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

### **Opening Hours**

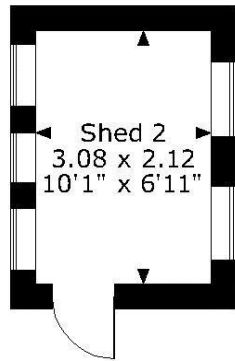
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - Band E –  
£3051 per annum (2025-26)**

**All Mains Services**

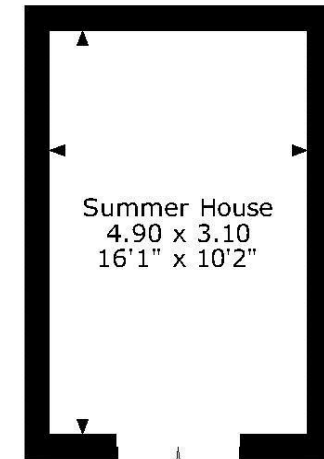
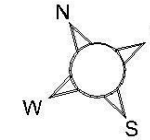


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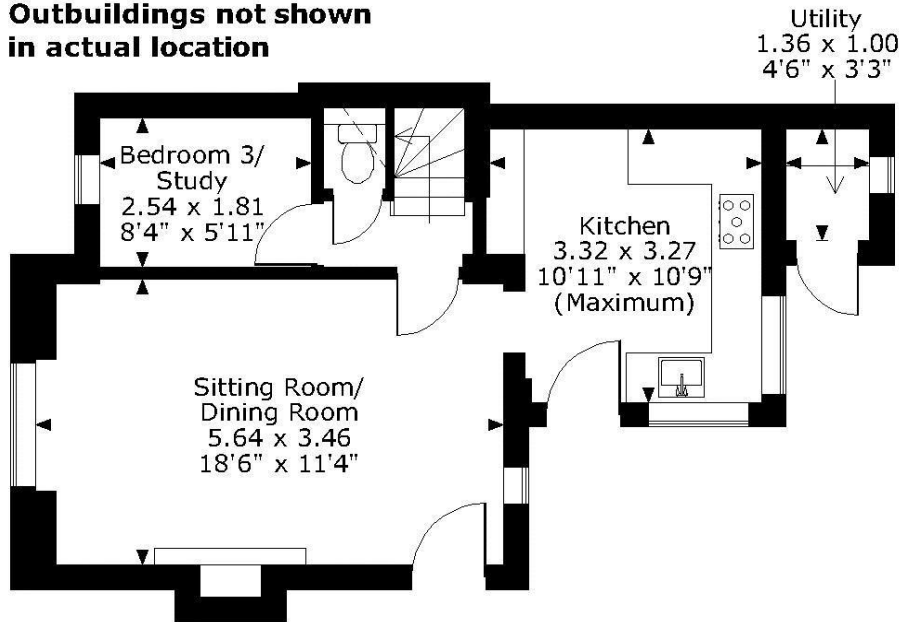


**Outbuildings not shown in actual location**

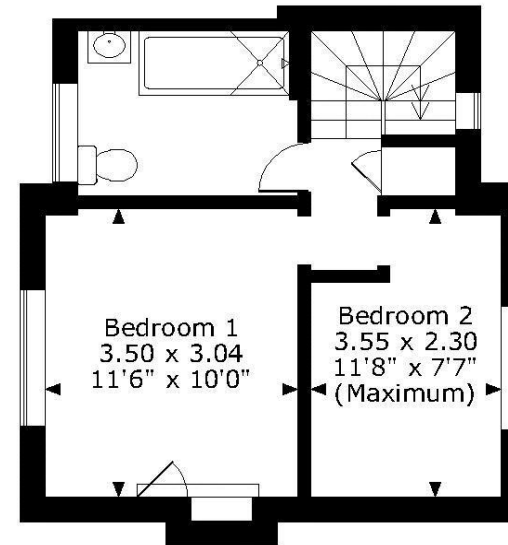
**Approximate Gross Internal Area**  
**Ground Floor= 439 Sq Ft/41 Sq M**  
**First Floor = 300 Sq Ft/28 Sq M**  
**Total = 739 Sq Ft/69 Sq M**  
**Outbuildings = 314 Sq Ft/29 Sq M**



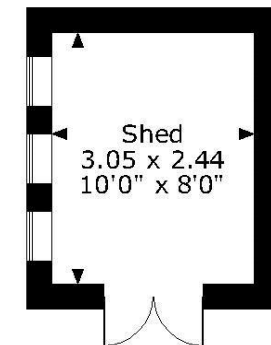
**Outbuildings not shown in actual location**



**GROUND FLOOR**



**FIRST FLOOR**



**Outbuildings not shown in actual location**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.

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