



**11 High View,
Gomshall, Surrey GU5 9LT
Price OIEO £800,000 Freehold**

TERRA COTTA

Independent Estate Agents



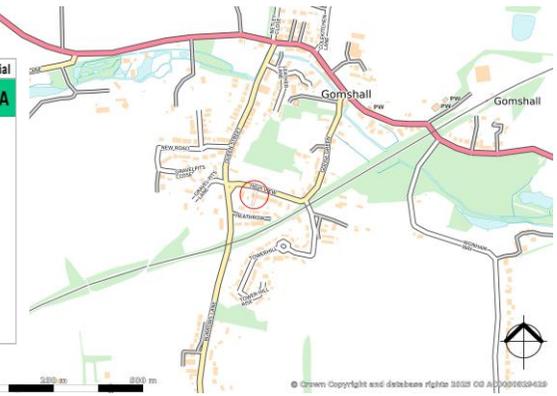
PROPERTY DESCRIPTION

A very attractive, spacious & well presented 3-4 bedroom character cottage with parking, landscaped gardens & pleasant views, located within 1/2 mile of the centre of Gomshall village. Ground floor accommodation comprises an entrance hall with double doors leading into a 21ft sitting room with a feature log burner set into a brick surround, solid oak flooring & inset alcoves. A large archway (with wc & basin to one side) leads through to an extensive kitchen/breakfast/ family room which boasts a handmade "Plain English" kitchen to include an island/breakfast bar complemented by solid wood worktops, a double butler sink, an integrated dishwasher & larder fridge, a Range oven with extractor hood over & velux windows set into a sloping roof. The kitchen is fully open plan to an area for a dining table & chairs with large roof lantern over & with double doors leading out to the patio & rear garden. There is also a separate utility room at the far end of the kitchen with space & plumbing for washing machine & tumble dryer, an upright fridge/freezer, a sink & storage, the rear part of the house all complemented by a ceramic tiled floor (with part underfloor heating). The entrance hall also provides access to a bathroom with suite comprising a bath with hand held shower attachment, a basin & wc & also a staircase that leads down to a good size (4th) double bedroom/large study with full size window set into the lower ground floor. A further staircase leads up to the first floor which offers 2 large double bedrooms & a 3rd smaller double with fitted wardrobes. To the front of the property, a private gravelled driveway provides access across the front of No. 12 into an extensive area of off-street parking (in front of No. 11) for several cars. A pathway with lawn areas, shrubs & flower borders to either side lead up to the front door. Gated access to the side leads to an extensive patio area with steps up to a landscaped area of mature trees & shrubs, all enclosed by close boarded wood fencing, with a gate leading through to an area with a shed & greenhouse. Set well back from the road in a quiet & sought after rural area yet within walking distance of Gomshall's shops & station, & within easy reach of the more extensive facilities of Shere village. Must be seen !





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





SITUATION

Situated in the heart of Gomshall village (with local shops, wellbeing & creativity hub, pub/restaurant & station) within less than a mile of Shere village which also offers a doctors surgery, nursery & primary schools, a supermarket, cafes, pubs, outdoor swimming pool, tennis club etc. & providing easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.

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, continue through the village, taking the second right (immediately before The Gomshall Mill) into Goose Green. Follow the road round into High View, where you will find No. 11 towards the end on your left, before the road bears round to the left into Burrows Lane.







Terra Cotta (Estate Agents) Ltd

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

Opening Hours

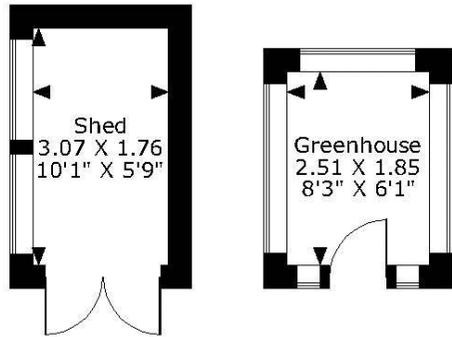
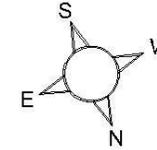
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council Band E –
£3,051.00 per annum (2025-26)**

All Mains Services

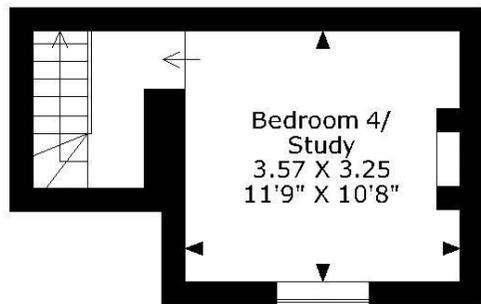
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APPROXIMATE GROSS INTERNAL AREA
LOWER GROUND FLOOR = 168 SQ FT/16 SQ M
GROUND FLOOR = 689 SQ FT/64 SQ M
FIRST FLOOR = 389 SQ FT/36 SQ M
TOTAL = 1246 SQ FT/116 SQ M
OUTBUILDINGS = 108 SQ FT/10 SQ M

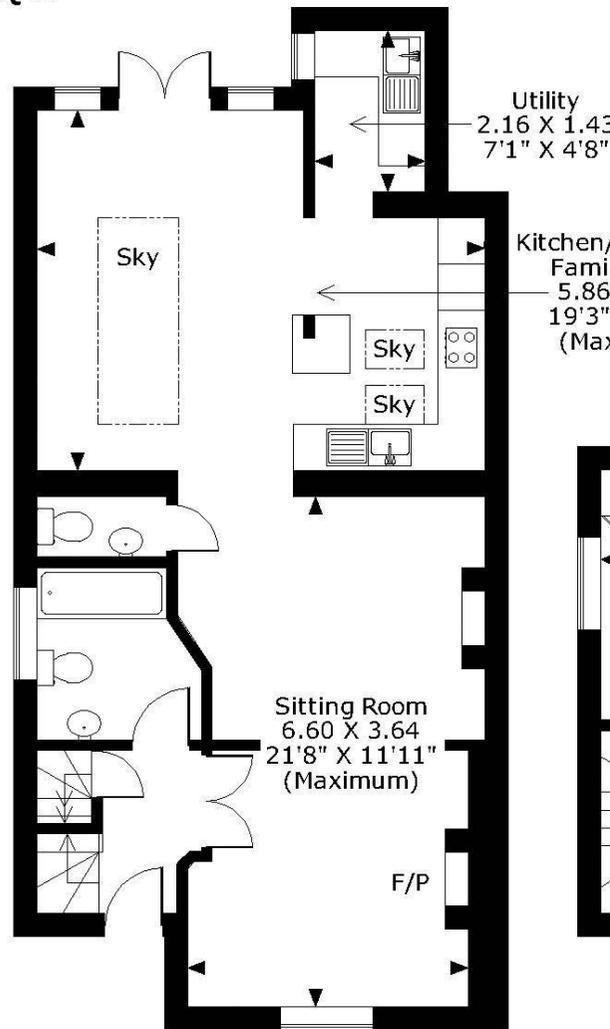


OUTBUILDINGS

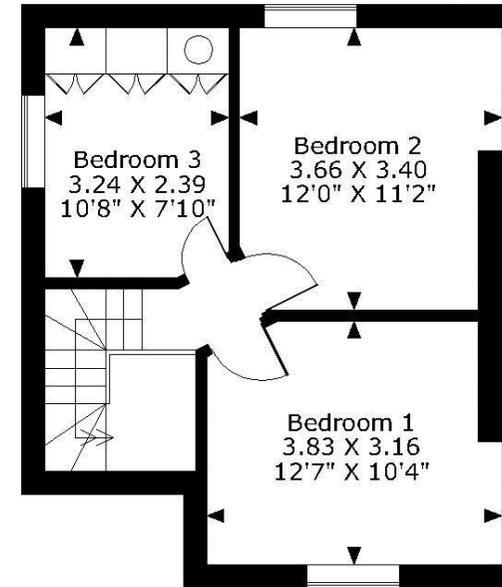
NOT SHOWN IN ACTUAL LOCATION/ ORIENTATION



LOWER GROUND FLOOR



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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