

The Old Barn, Gravelpits Lane,
Gomshall, Surrey GU5 9LX
Price £7,500 pcm Unfurnished

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & immaculately presented 5 double bedroom detached family home with a guest studio over the garage, situated in a quiet, central location in Gomshall village. The ground floor offers a recently fitted, high specification kitchen open plan to a dining room & with double doors to a family room. There is also a superb triple aspect sitting room with feature fireplace with log burner, a study, utility room & wc. Upstairs there is a very large principal bedroom with vaulted ceiling, fitted wardrobes & an ensuite bathroom (with bath & shower cubicle), 4 further bedrooms with fitted wardrobes (one with an ensuite shower room) & a family bathroom with bath & shower cubicle. The property offers an exceptional combination of modern living to include refitted bathrooms & solid wood floors along with many character features to include exposed beams to walls & ceilings & key & latch doors. Outside electric double gates provide access to an extensive in & out driveway & a detached garage with studio over (bedroom & bathroom). The garden is very private with a large patio, then mainly laid to lawn. Located within a short walk of Gomshall station, local shops & pubs, within circa 1/2 mile walk of Shere village. Must be seen !

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, turning right opposite the petril station in Gomshall village into Queen Street. Continue straight on, turning right immediately before the end of the road into Gravelpits Lane, where you will find The Old Barn around the corner on your left.

Council Tax - Band G - £4360.24 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 (£1753.84).

A 6 week Security Deposit of £10523.07 is then due on the signing of the Tenancy Agreement.

Rent is then paid in advance (usually monthly) & the first payment must be received in cleared funds (less the holding deposit) so £5846.16 before the tenancy begins.

Terra Cotta Estate Agents is a member of The Property Ombudsman (redress scheme) and are members of CMP (Client Money Protection).





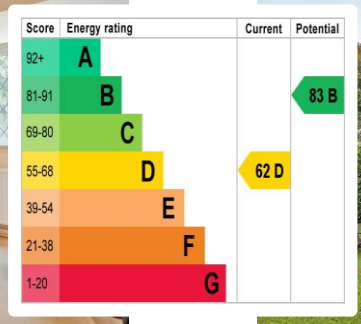








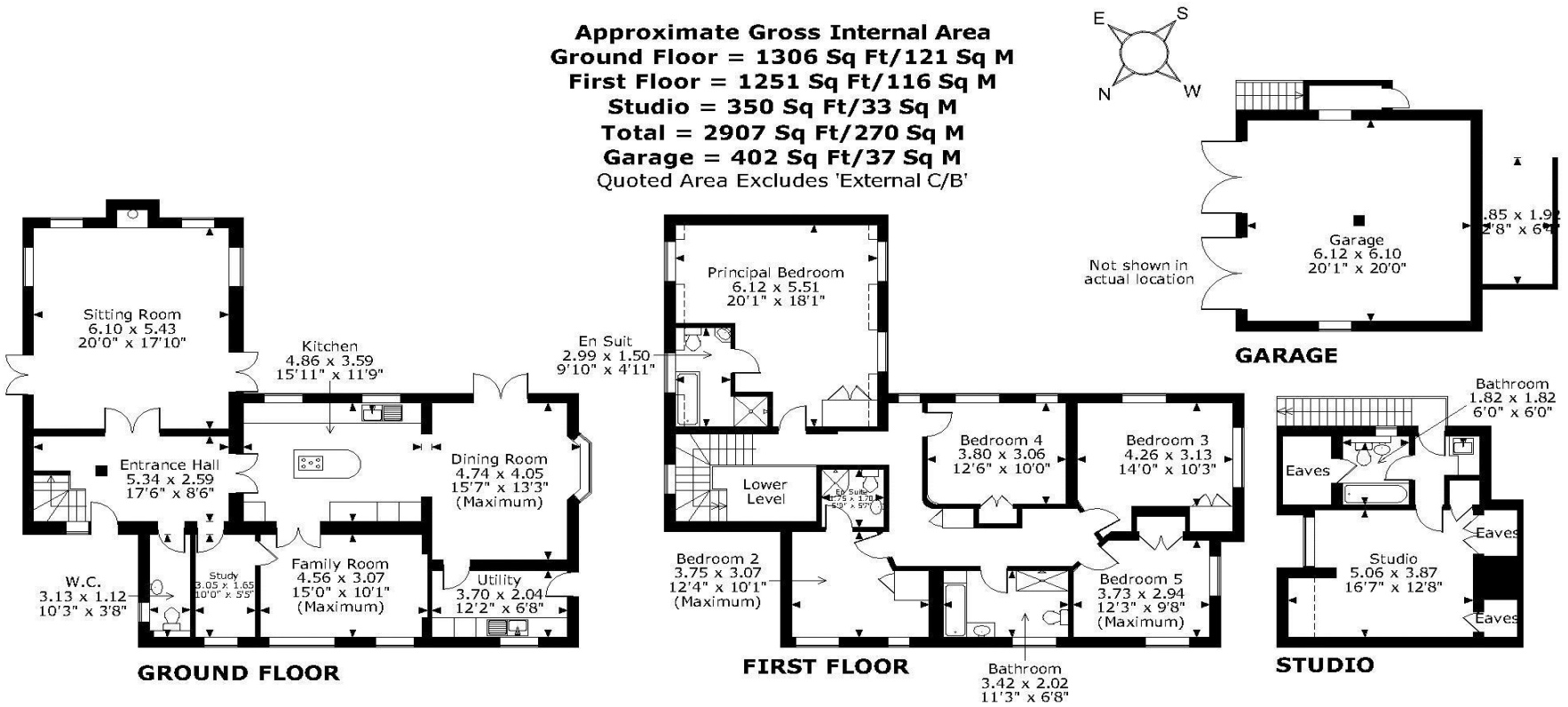



Score
Energy rating
Current
Potential
92+
A
81-91
B
69-80
C
55-68
D
39-54
E
21-38
F
1-20
G
62 D
83 B



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Approximate Gross Internal Area
Ground Floor = 1306 Sq Ft/121 Sq M
First Floor = 1251 Sq Ft/116 Sq M
Studio = 350 Sq Ft/33 Sq M
Total = 2907 Sq Ft/270 Sq M
Garage = 402 Sq Ft/37 Sq M
Quoted Area Excludes 'External C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only.
Denotes restricted head height
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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