



**The Clockhouse, Colekitchen Lane,
Gomshall, Surrey GU5 9QB
Price £1,400,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A well presented & particularly light & spacious 4 bedroom family home dating back to 1860 with good sized gardens (including an area of woodland) & lovely views, in an elevated & quiet, yet central village location.

Ground floor accommodation comprises an entrance hall with cloaks cupboard, arch shaped double doors lead through to a 24ft dual aspect dining hall with a feature elliptical arch & door leading to a large dual aspect study/5th bedroom. Double doors from the dining hall lead into a very well fitted kitchen/breakfast room offering an extensive range of low level & wall mounted units including glazed display units, complemented by solid granite worktops, with integrated appliances & a large freestanding dual fuel Range cooker with gas hob. There's ample space for a table & chairs, & a lovely window seat on two sides, & double doors provide access to the large courtyard & rear garden. A further door leads through to an inner hall & a very large (over 500 sq ft) sitting room with a feature fireplace with an original brick surround, wooden mantle & fluted columns, original solid wood floors & with further double doors leading out to the courtyard. There are also 2 bedrooms on the ground floor, a large double & a smaller double, a shower room with shower cubicle, wc & freestanding basin set into a corner vanity unit & a large larder.

Upstairs Bedroom 1 is a very large double bedroom with an extensive range of fitted wardrobes & a door leading out to a balcony enjoying superb distant views. There is another large double bedroom with fitted wardrobes & a sink set into a vanity unit, again with distant views, a well fitted bathroom with a bath with hand held shower, wc & basin, & a door on the landing provides access to a small room with access to the clock (which is not currently functioning). There is also a 50+ft area with sky lights over the dining hall & beds 3 & 4, which is set slightly into the eaves which is accessed via a small door on the front driveway suitable as a very large walk-through storage area or as an office.

An extensive gravelled area to the side of the property provides off-street parking for several cars & leads to a detached garage with an electric door with a covered potting area to the rear. This area leads through to the large south facing courtyard to the rear with a lovely view of the clock, an old well, a small summer house, various areas to sit & fantastic views over the gardens & views over fields beyond. Steps lead down through the landscaped gardens to a flat lawned area with direct views over fields beyond. There is also a circa 1/2 acre area of private woodland to the front of the house, ideal for building camps & exploring. This special family home offers a safe & wonderful place to bring up a family, offering the best of both worlds, within a short walk of the North Downs & a short drive of the A25.





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





SITUATION

Situated within a short walk of the North Downs & Canadian Roads, ideal for dog owners, trail runners & mountain bikers & also into Gomshall village (with local shops, pubs, cafe, yoga studio & station) in the heart of the Surrey Hills. Also 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.

DIRECTIONS

From our office in Shere, proceed along Middle Street away from the stream towards the A25. At the T-junction, turn right into Gomshall Lane, continue past the school & Doctors surgery up to the A25. Turn right onto the A25 towards Dorking & follow the road into Gomshall, Just after the petrol station turn left into Colekitchen Lane. Continue along the road for 200 yards then turn right at the signpost to The Clockhouse (& 2 others) where you will find the property on your right (the 2nd of 3 houses).







Terra Cotta (Estate Agents) Ltd

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF
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Opening Hours

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

**Council Tax - Guildford Borough Council - 01483 444864 –
Band G £4360.24 per annum (2026-27)**

All Mains Services except the drainage is via a sewage treatment plant which is shared with the semi next door. The cost of emptying that last year was £178 per property & the maintenance was £55 per property.

B4SH (fibre broadband) is available for connection if required.

There are no private road charges.

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Approximate Gross Internal Area

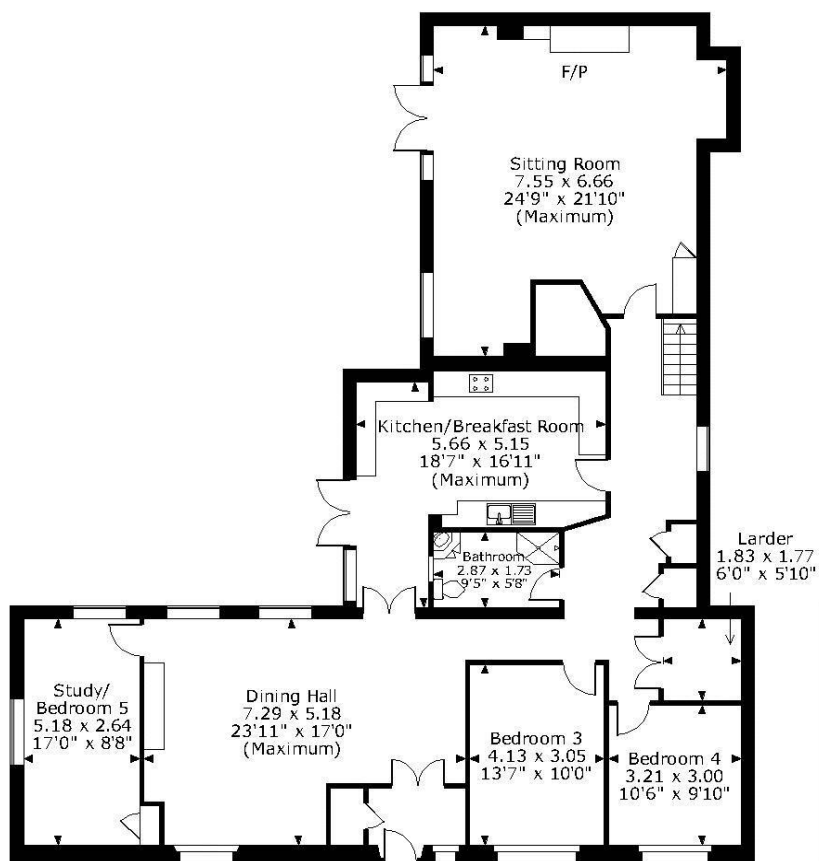
Ground Floor = 1898 Sq Ft/176 Sq M

First Floor = 735 Sq Ft/68 Sq M

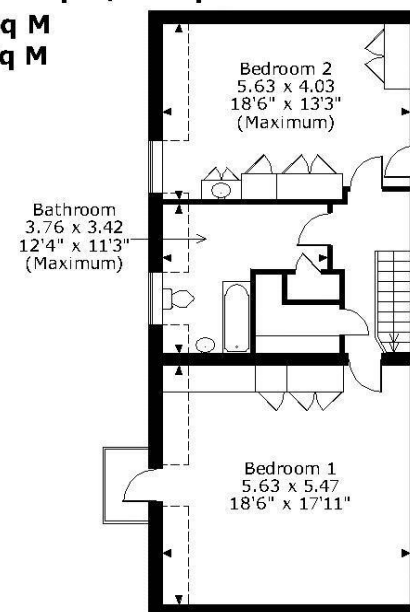
First Floor (with external access) = 382 Sq Ft/35 Sq M

Total = 3015 Sq Ft/279 Sq M

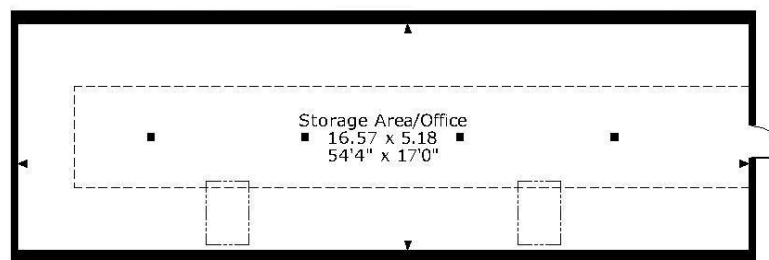
Garage = 198 Sq Ft/18 Sq M



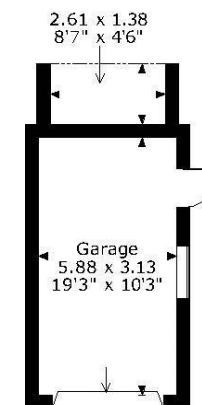
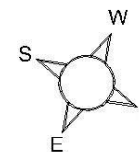
GROUND FLOOR



FIRST FLOOR



FIRST FLOOR (WITH EXTERNAL ACCESS)



GARAGE
(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.

□ □ □ Denotes restricted head height

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