Burrows Croft, Birches Lane,
Gomshall, Surrey GU5 9QR
Price £2,250,000 Freehold

TERRA COTTA
Independent Estate Agents

PROPERTY DESCRIPTION

A spacious & superbly presented 4-5 bed detached character home set in circa 2 acres of beautifully tended formal gardens to include a 1 bed detached annexe, garage, car port, greenhouse & garden bar, situated towards the end of a very peaceful private road on the borders of Gomshall, Shere & Peaslake.

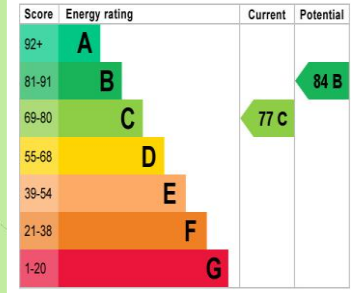
Ground floor accommodation comprises an entrance hall with cloaks cupboard & shower room with wc, snug with ceiling beams & double doors to garden, a dual aspect study/5th double bedroom with bay window, an extensive dining hall with bespoke inset wine rack with lighting & a bar. Double doors lead to a large dual aspect sitting room with feature log burner & bi-fold doors leading to the garden. The dining hall also leads to a well fitted kitchen/breakfast room with an extensive range of low level & wall mounted units complemented by granite worktops & integrated appliances, to include an island/breakfast bar & large skylight all open plan to a dual aspect family room with 2 sets of bi-fold doors leading out to the rear garden. There is also a separate utility room with door to garden.

An oak staircase leads up to the first floor, which offers a principal bedroom with double doors leading out to a large balcony with superb views over the rear garden & fields beyond, with an ensuite shower room. There are 3 further double bedrooms & a family bathroom with a freestanding copper bath. This exceptional family home was completely refurbished a few years ago to include new plumbing & wiring, high quality German Rehau double glazed windows, insulated flooring including wet under floor heating in the hall & kitchen areas, & boasts an excellent "C" EPC rating.

There is a very well presented detached annexe located to one side of the rear garden comprising a well fitted kitchen open plan to a reception area & a double bedroom with ensuite shower room.

To the front of the property 2 sets of electric double gates provide access to an in & out driveway, which leads to a detached double garage, detached barn garage & outside power suitable for a car charger. The very private & extensive, landscaped rear garden is mainly laid to lawn with an abundance of mature trees, shrubs, flower borders, large greenhouse & vegetable patch, includes a hobby vineyard, small orchard with apple, cherry, plum & pear trees, with a gate to the rear providing direct access to a footpath leading to Gomshall & other walks. This is all surrounded by fields. Must be seen !

Hatchways Farm
Path (um)
Burrows Croft
Towerhill Lane
Old Gate House
The Red House
Birches Lane
100 m


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
77 C
84 B

Burrows Lane
Birches Lane
Lawbrook Lane
Burrows Cross
Engine Wood

SITUATION

Situated within 1 mile of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within circa 1.25 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 8 miles), Dorking (circa 8 miles) & Cranleigh (circa 6 miles). Train stations : Gomshall (1.5 miles, 14 minutes to Guildford, 8 minutes to Dorking, 32 minutes to Gatwick). Guildford (29 mins to London Waterloo). Effingham (9 miles, 39 minutes to London Waterloo).

DIRECTIONS

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue along Hook Lane for just over half a mile, and turn left into Birches Lane (the turn after Burrows Lane) where you will find Burrows Croft (2nd property from the end of the lane) on your right.

BAR

COUNTRY LIFE

Burrows Croft, Birches Lane, Gomshall, Surrey GU5 9QR

- A superbly presented 2892 sq ft 4-5 double bedroom, 3 bathroom detached family home with large balcony accessed from the principal bedroom set in circa 2 acres with views

- Immaculate 378 sq ft 1 bedroom detached annexe with reception room open plan to kitchen, double bedroom & ensuite shower room

- Circa 2 acres of beautifully tended formal gardens to include an in & out driveway with electric gates, garaging, small orchard, hobby vineyard, large greenhouse & garden bar !

- Spacious accommodation on the ground floor of the main house includes 3 reception rooms with doors leading to the garden & 2 other reception areas including a possible 5th bedroom

- There is an extensive & well fitted kitchen/breakfast room with island, breakfast bar & large roof lantern leading to the Family Room, as well as a separate utility room

- Features include a central dining hall with beautiful herringbone solid wood flooring, a bespoke inset wine rack & a bar, solid wood doors, insulated floors, underfloor heating, upgraded bathrooms & high quality double glazed windows (EPC rating = C)

- Situated in a very quiet & sought after private road on the borders of Gomshall, Shere & Peaslake yet within circa 1 mile of the A25 so easy access to facilities

- The property is of brick construction with tile hanging & a tiled roof with an oak framed porch, & has been recently replumbed & rewired

- The property has no TPO's, is not listed or in a conservation area but is in the Green Belt & in an AONB

Terra Cotta (Estate Agents) Ltd

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Opening Hours

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

Council Tax - Guildford Borough Council Band G – £4,360.24 per annum (2026-27)

All Mains Services except a (Private) Septic Tank rather than Mains

Drains B4SH Fibre Broadband

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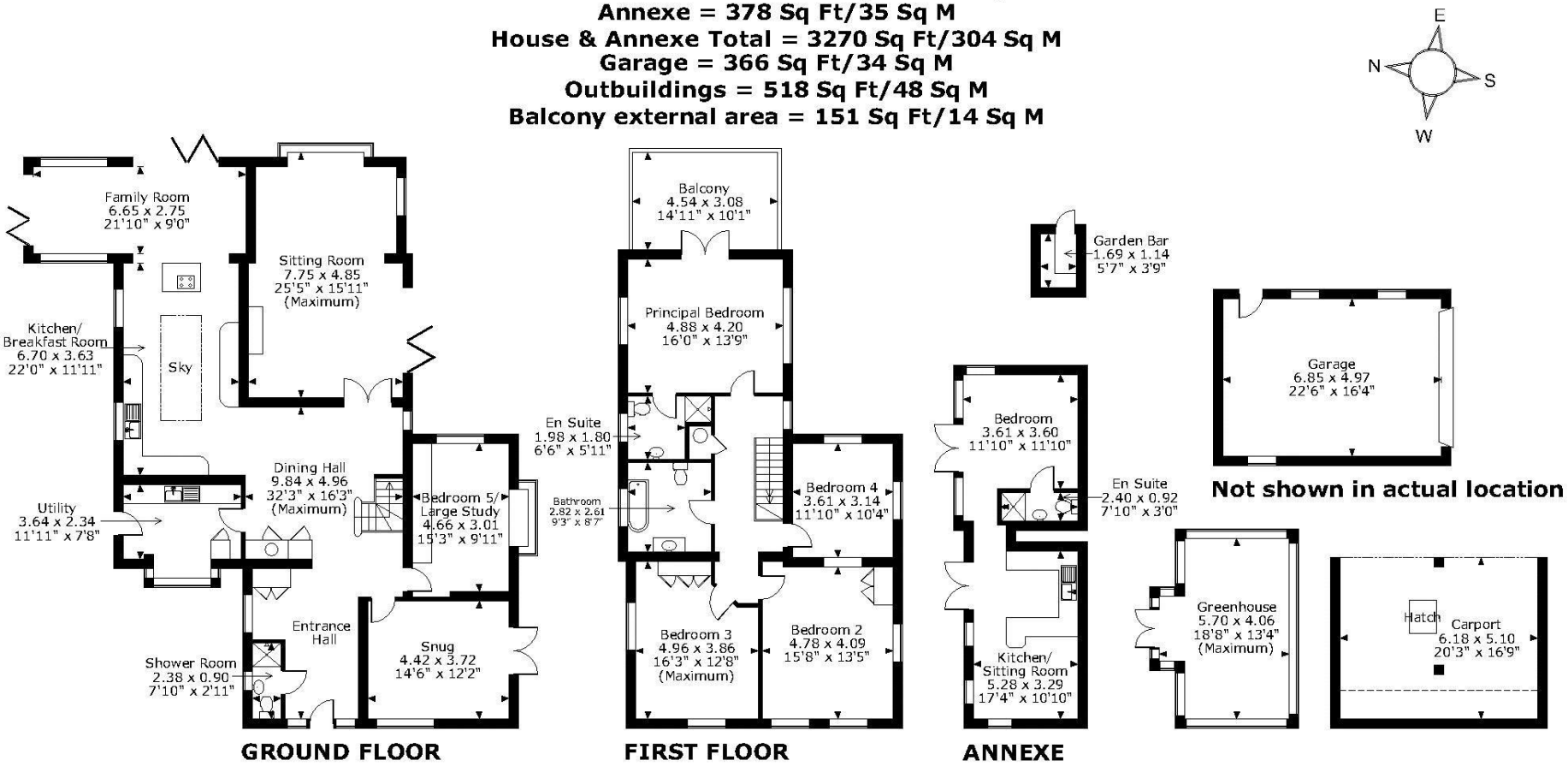
Approximate Gross Internal Area
Main House Ground Floor = 1835 Sq Ft/171 Sq M
Main House First Floor = 1057 Sq Ft/98 Sq M
Main House Total = 2892 Sq Ft/269 Sq M
Annexe = 378 Sq Ft/35 Sq M
House & Annexe Total = 3270 Sq Ft/304 Sq M
Garage = 366 Sq Ft/34 Sq M
Outbuildings = 518 Sq Ft/48 Sq M
Balcony external area = 151 Sq Ft/14 Sq M



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Denotes restricted head height
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