

Stream Cottage, 40 Station Road,
Gomshall, Surrey GU5 9LD
Price £450,000 Freehold

TERRA COTTA
Independent Estate Agents









PROPERTY DESCRIPTION

A recently updated and very well presented 2 double bedroom character cottage with a private garden, featuring a separate home office and direct access to the Tillingbourne stream, set in the heart of this sought after Surrey Hills village. The property has recently benefited from improvements, enhancing its character and condition.

Ground floor accommodation comprises a sitting room featuring a wood burning stove with original exposed brickwork above, alongside fitted low level storage and shelving. A large arch leads through to a separate dining room with exposed brickwork and inset beams to one wall, with a door leading out to the rear garden.

A traditional key and latch door continues through to the kitchen, comprising a range of low level and wall mounted units, including glazed display cabinetry. There is a hatch with a pull-down ladder providing access to a loft storage area, a window to one side and a door to the garden. A further door leads to the bathroom with a bath and wall mounted shower, WC and a wash hand basin set into a vanity unit.

Upstairs, bedroom 1 is a good sized double which enjoys views over farmland to the front. The second bedroom is a similar double size and both bedrooms benefit from built-in storage. There is also access to a partially boarded loft.

Outside is a large, paved courtyard garden which is ideal for outdoor dining and entertaining, with a gate opening directly onto the Tillingbourne stream. The garden also benefits from a separate home office and a further outbuilding/shed. Convenient on-street parking is available to the front.

Situated in Gomshall village, the property is a short walk from the supermarket and pubs and within circa 1/2 mile of both Gomshall train station and Shere village, so providing easy access to nursery and primary schools, a doctors surgery and several local shops, pubs and restaurants.



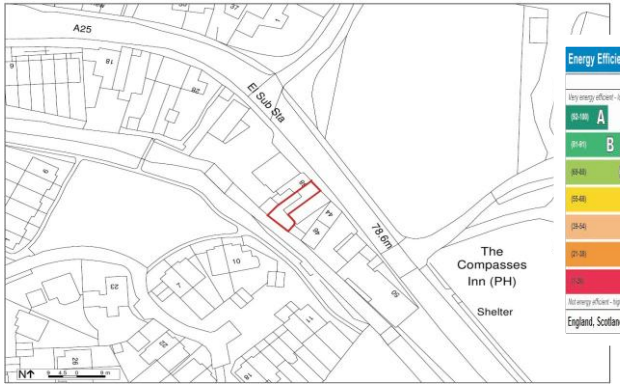






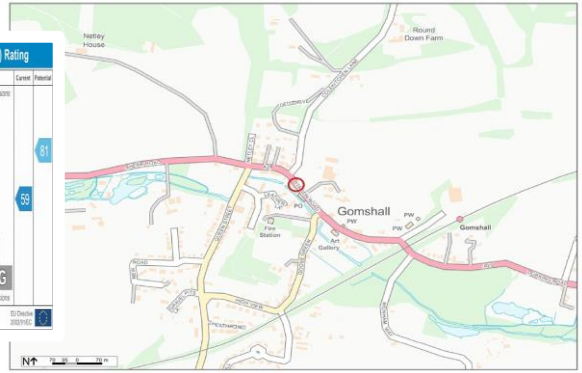


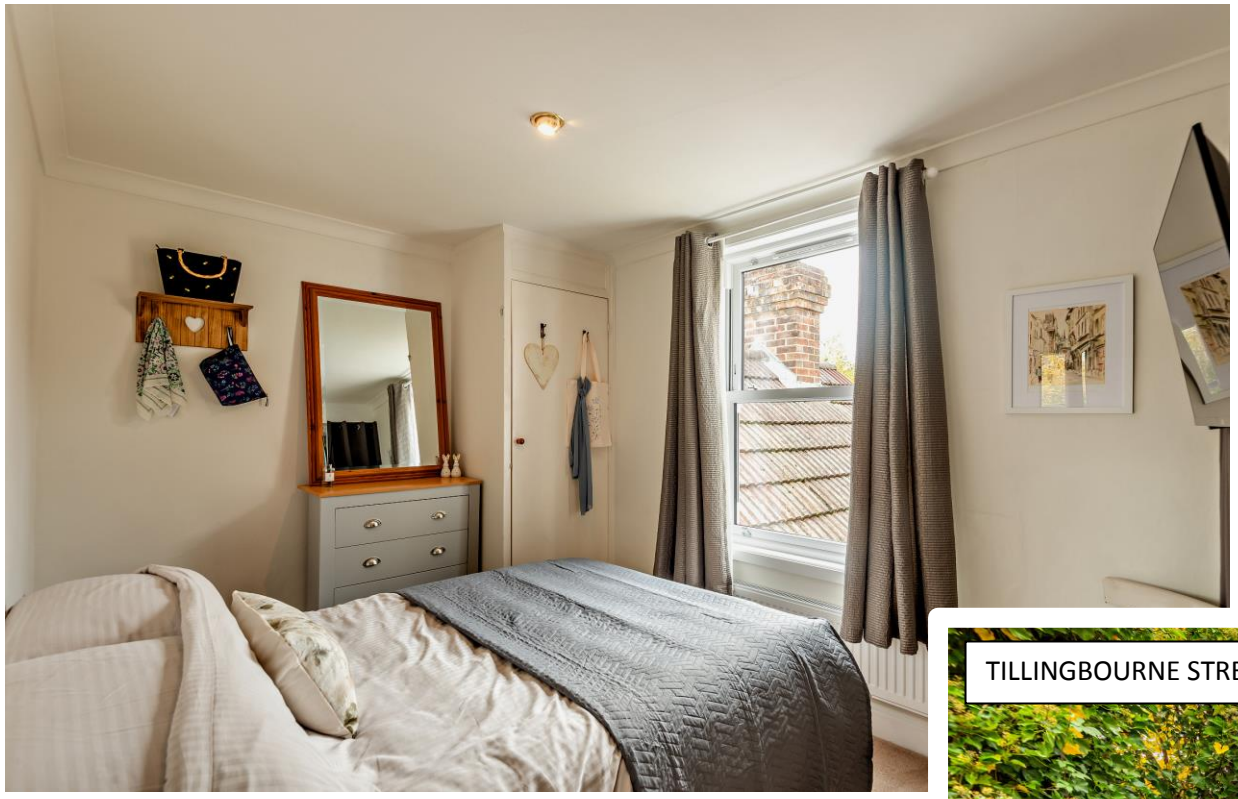

GARDEN OFFICE


A25
El Sub Sta
78.6m
The Compasses Inn (PH)
Shelter


Energy Efficiency Rating
Current
Potential
A
B
C
D
E
F
G
83
63
England, Scotland & Wales

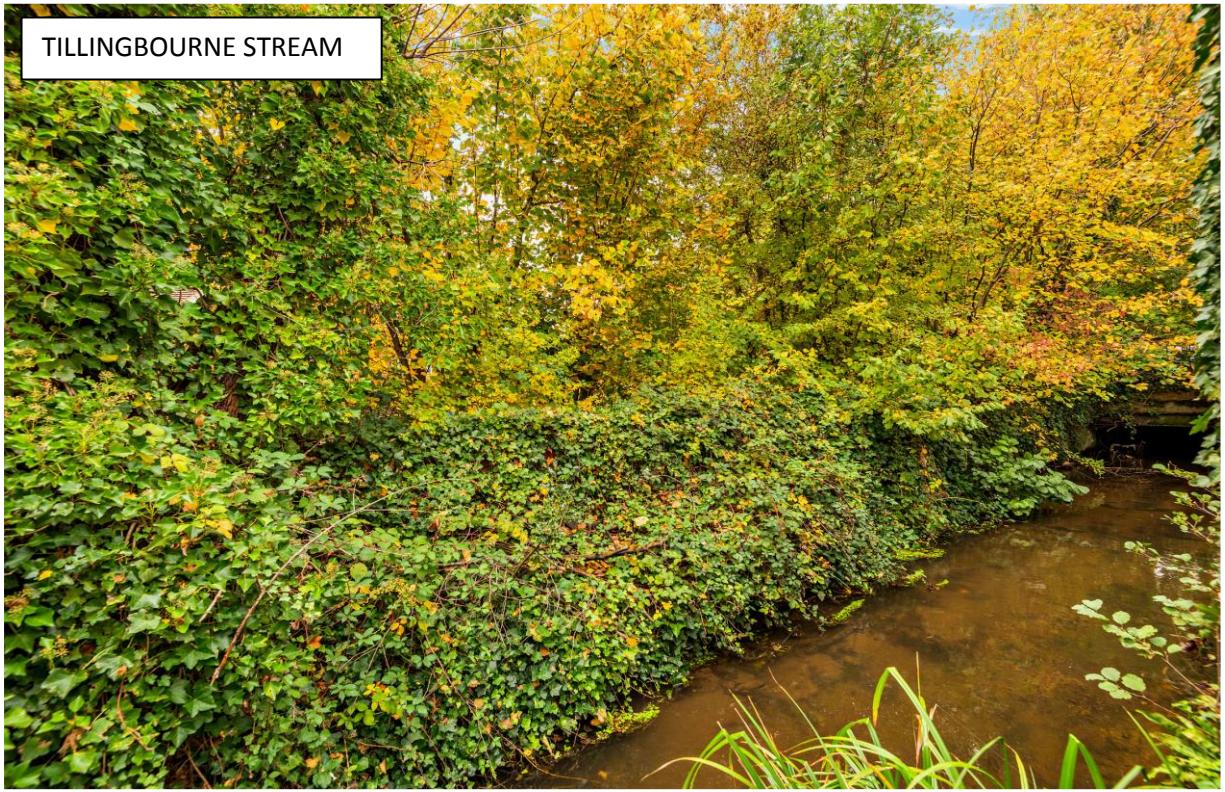
Environmental Impact (CO_2) Rating
Current
Potential
A
B
C
D
E
F
G
81
59
England, Scotland & Wales


Netley House
Round Down Farm
Gomshall
Gomshall



SITUATION

Situated in the heart of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within circa 1/2 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 (8.5 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 & follow the road past the petrol station into Gomshall village where you will find No. 40 on your right shortly after the Budgens general store.

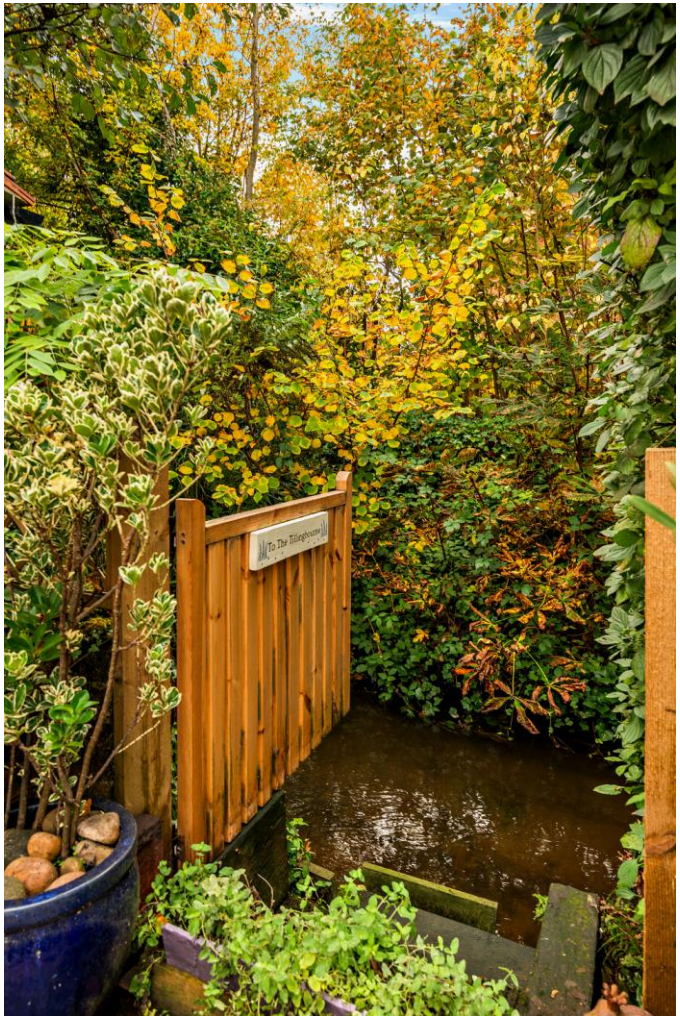





BREAD
Water Dispenser







Terra Cotta (Estate Agents) Ltd

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

Opening Hours

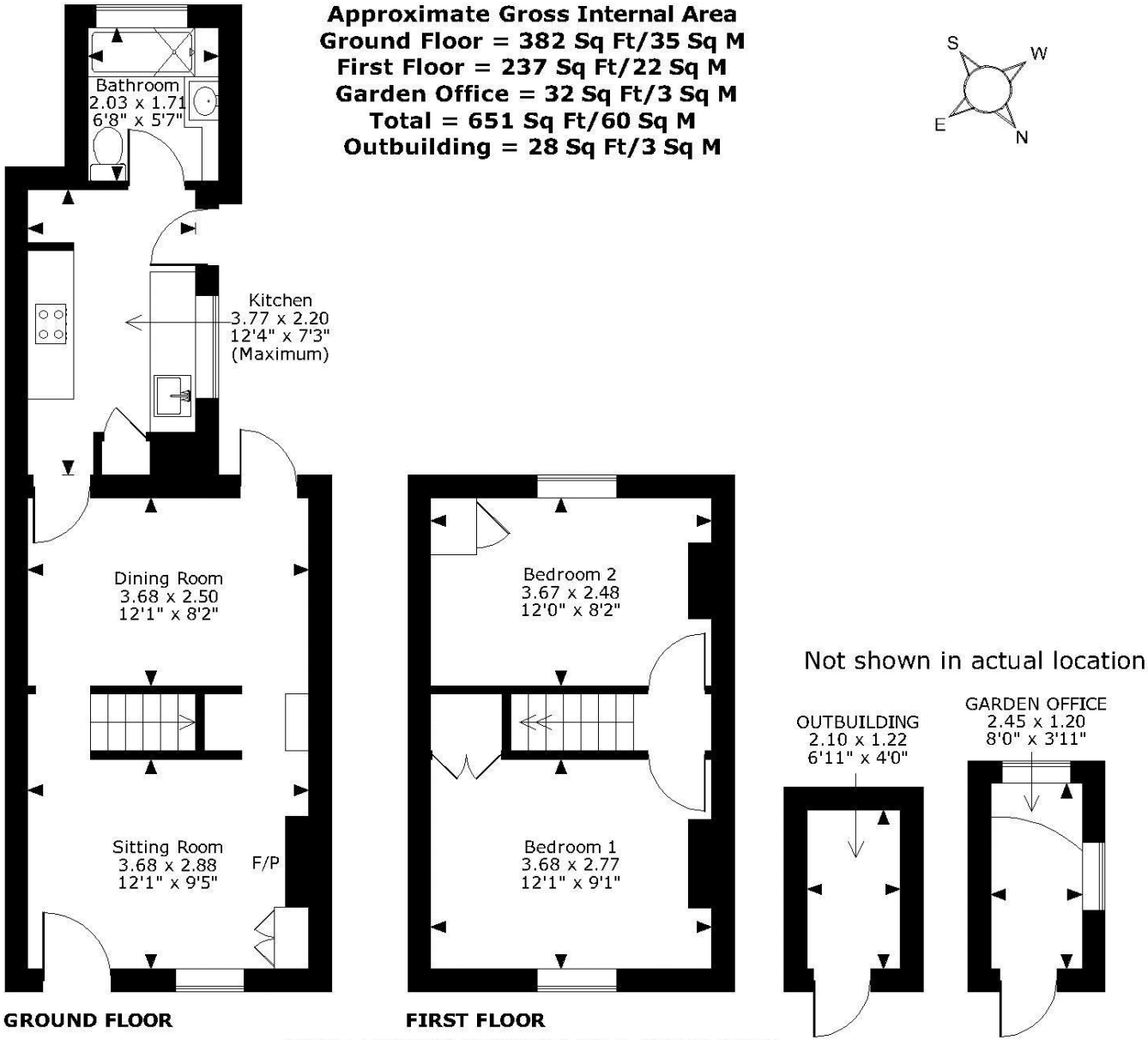
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

Council Tax - Guildford Borough Council –
Band D £2616.14 per annum (2026-27)

All Mains Services

Stream Cottage, 40 Station Road, Gomshall, Surrey GU5 9LD

Approximate Gross Internal Area
Ground Floor = 382 Sq Ft/35 Sq M
First Floor = 237 Sq Ft/22 Sq M
Garden Office = 32 Sq Ft/3 Sq M
Total = 651 Sq Ft/60 Sq M
Outbuilding = 28 Sq Ft/3 Sq M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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