



**Skyecroft, Wonham Way,
Gomshall, Surrey GU5 9NZ
Price £775,000 Freehold**

TERRA COTTA

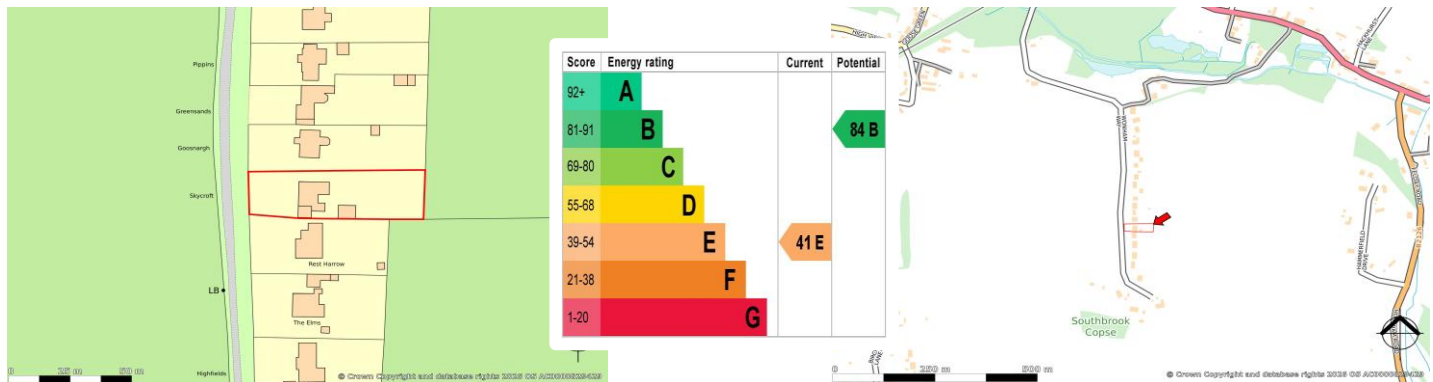
Independent Estate Agents

PROPERTY DESCRIPTION

A 3 double bedroom detached bungalow with integral garage set in a circa 1/3 acre plot with views, situated in a quiet and very desirable road & offering superb scope to modernise & extend (stpp). Accommodation comprises an entrance lobby leading into a dining hall with beamed ceiling, a spacious dual aspect sitting room with feature open fireplace with brick surround, an extensive low level storage unit with fitted shelving over, a door leading out to & a large window overlooking the rear garden. There is a further window that overlooks the study/bedroom 2 which also has a feature fireplace, fitted wardrobe, a wash hand basin & beamed ceiling. The kitchen offers a range of low level & wall mounted storage facilities, a sink, a door leading to the garage, a window overlooking & a further door providing access to a good sized utility room. This has a fitted sink, windows overlooking & a door leading out to the rear garden. There is also a large double bedroom with fitted wardrobes & bay window overlooking the front garden, a large dual aspect family room/3rd double bedroom with feature fireplace & beamed ceiling, a bathroom with bath, separate shower cubicle, wc & basin, & a further wc & basin adjacent to the entrance to the sitting room.

To the front of the property, a driveway to one side of the generous lawned front garden provides off-street parking for several cars & leads to a good sized garage. This has a window overlooking & door providing access to the rear garden as well as a door leading directly into the kitchen. The private rear garden is laid to lawn with mature trees and shrubs and includes an extensive array of sheds (in need of significant repair) along with an attached glass potting shed with sink. A gate within a chain-link fence at the far end of the lawn leads through to a woodland area with a pond and mature trees, currently concealing stunning views over the fields beyond. There are also lovely views to the front of the front garden. The property is offered for sale with no onward chain.







SITUATION

Situated within 1/2 mile of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within circa 1 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 (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, continue for circa 1/2 mile through the village & under the railway bridge then turn immediately right into Wonham Way, where you will find Skycroft just over half way down on your left.





Terra Cotta (Estate Agents) Ltd

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

Opening Hours

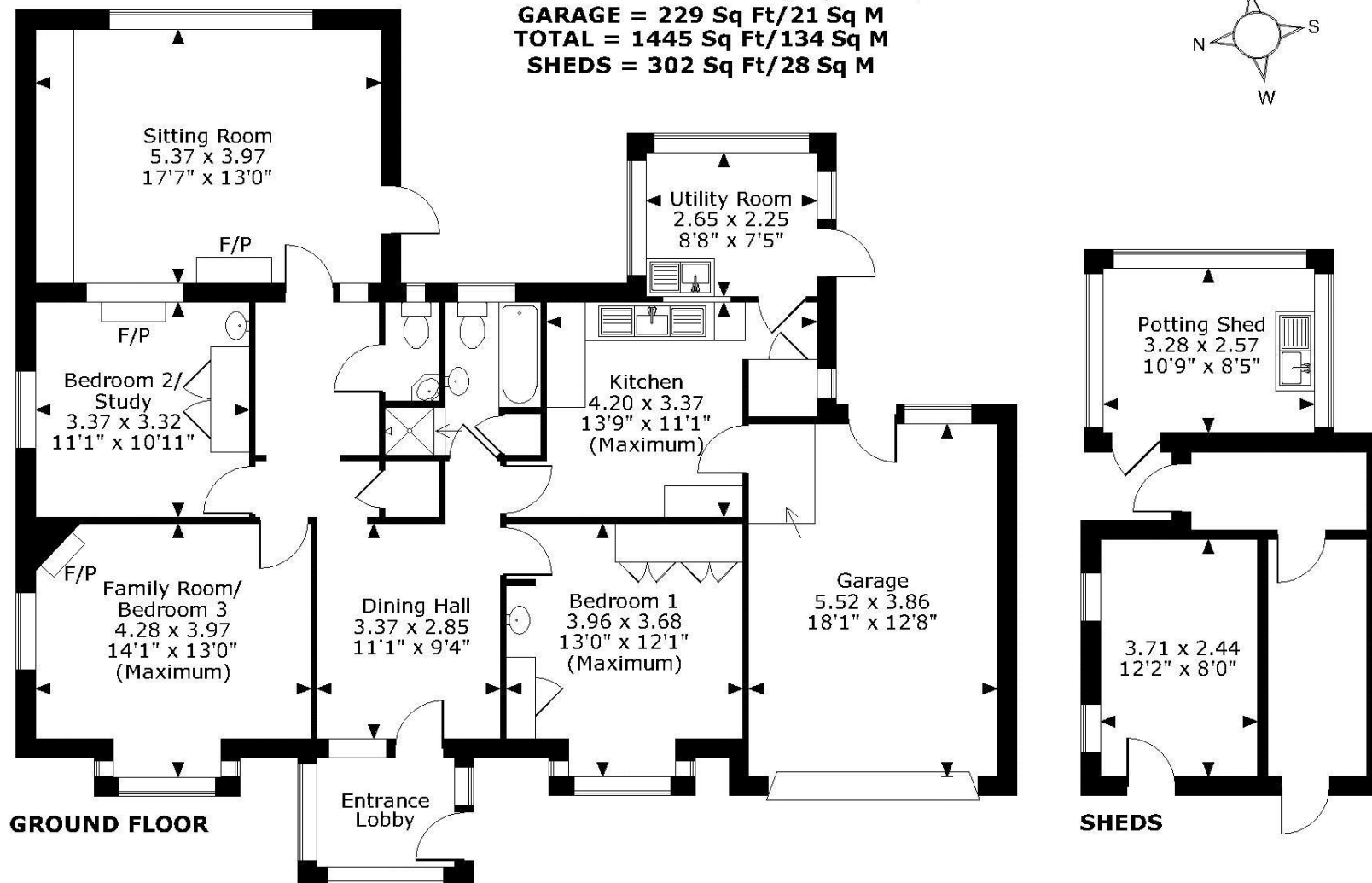
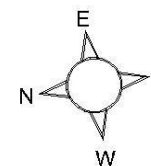
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council –
Band F – £3778.87 per annum (2025-26)**

All Mains Services

Skycroft, Wonham Way, Gomshall, Surrey GU5 9NZ

Approximate Gross Internal Area
GROUND FLOOR = 1216 Sq Ft/113 Sq M
GARAGE = 229 Sq Ft/21 Sq M
TOTAL = 1445 Sq Ft/134 Sq M
SHEDS = 302 Sq Ft/28 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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