



**32 Queen Street,  
Gomshall, Surrey GU5 9LY  
Price £600,000 Freehold**

**TERRA COTTA**

Independent Estate Agents

## PROPERTY DESCRIPTION

A circa 800 sq ft 2 double bedroom, 2 reception room detached bungalow requiring complete modernisation, set in a 1/4 acre garden with views over fields to the rear, located within a short walk of the shops, pubs & other facilities Gomshall has to offer.

Accommodation comprises an entrance hall, dining room with a storage cupboard, sliding doors lead through to a large dual aspect sitting room with further sliding doors providing access to the rear garden. The basic kitchen has a sink & gas hob with a large larder to one side.

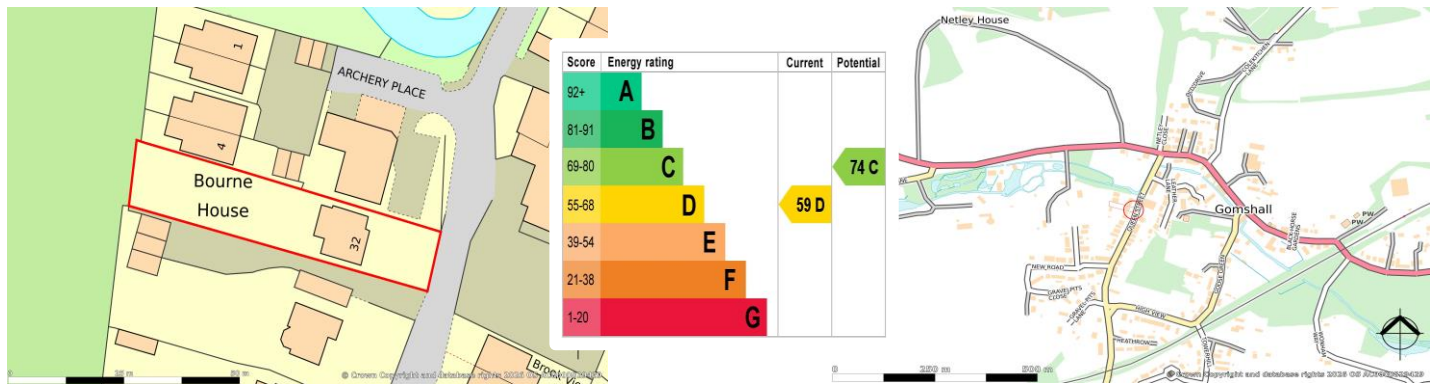
There are 2 double bedrooms, one has a sliding door leading out to the rear garden, the other overlooks the front garden. The bathroom comprises a bath with wall mounted shower, wc & basin.

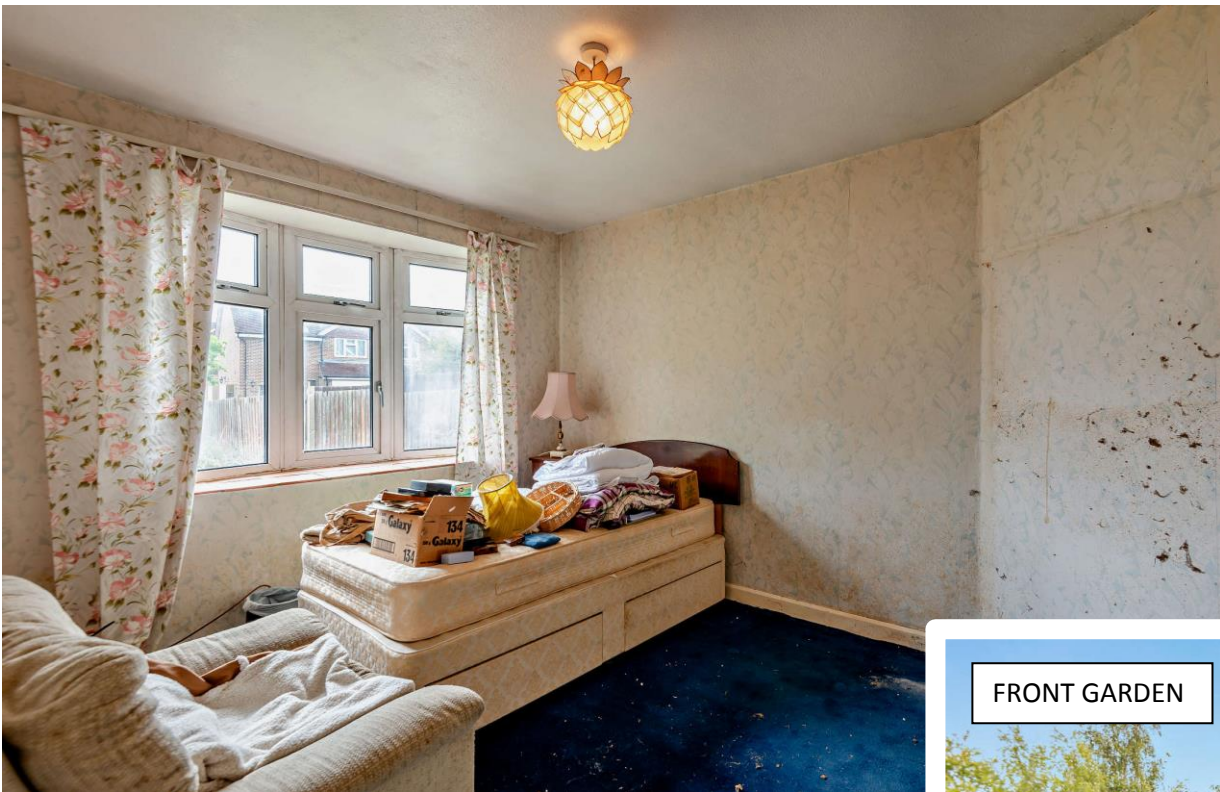
The property is well set back from the road, so to the front of the property there is a large area available either for off-street parking & or as a garden.

The rear garden is mainly laid to lawn with mature trees & shrubs, with a shed to one side. There is a view over fields to the rear of the garden.

Available for sale as either a major project or potentially to knock down & rebuild (stpp). No onward chain.







## SITUATION

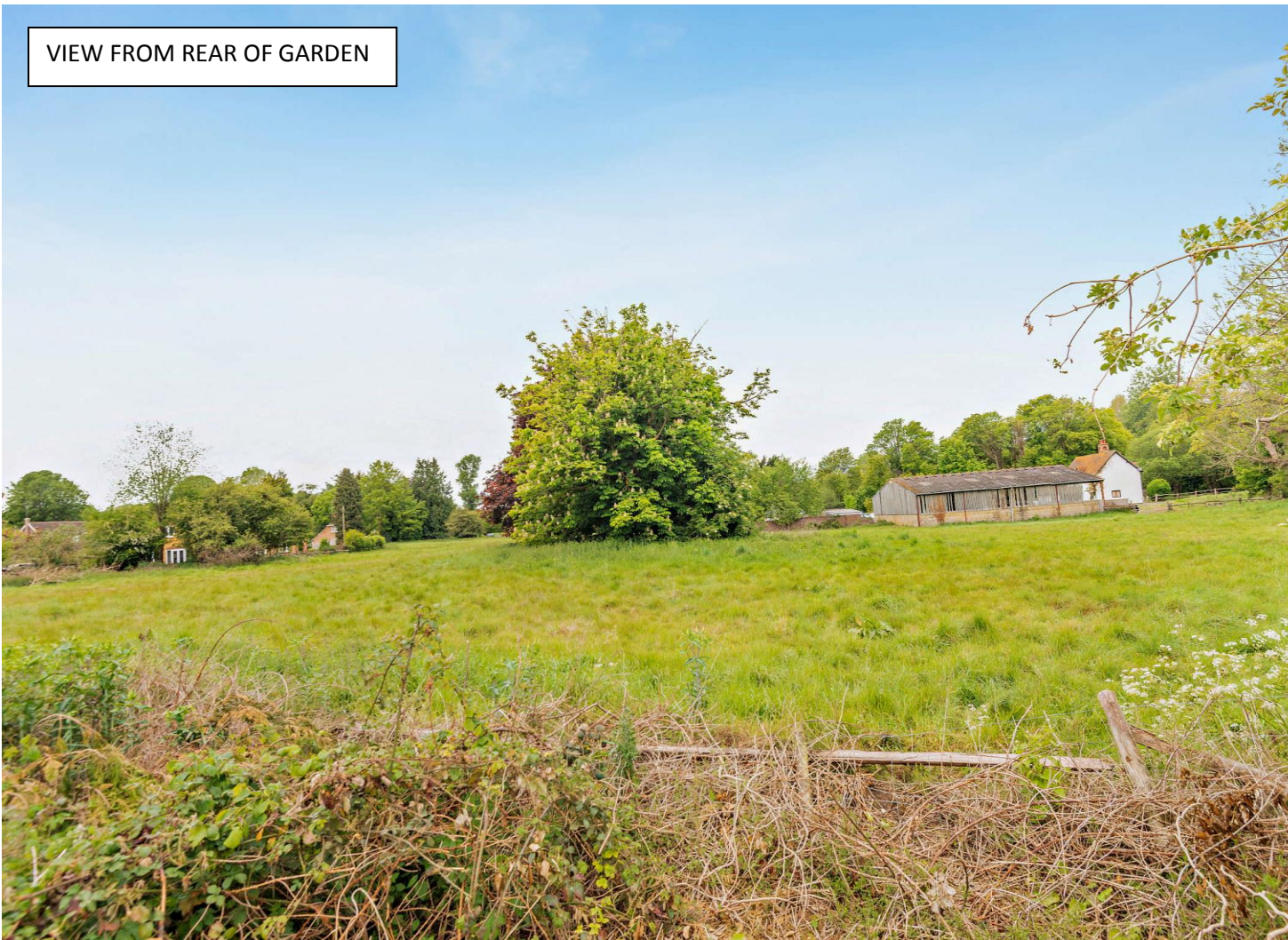
Situated within a short walk of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within circa half a mile of Shere village (with extended facilities to include a school, supermarket, Doctors surgery, cafes, pubs, & high end 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 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, then take the first turning on your right (opposite the petrol station) into Queen Street where you will find No. 32 on your right, (immediately after the entrance to Archery Place & Bourne House on your right).



VIEW FROM REAR OF GARDEN



**Terra Cotta (Estate Agents) Ltd**

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

**Opening Hours**

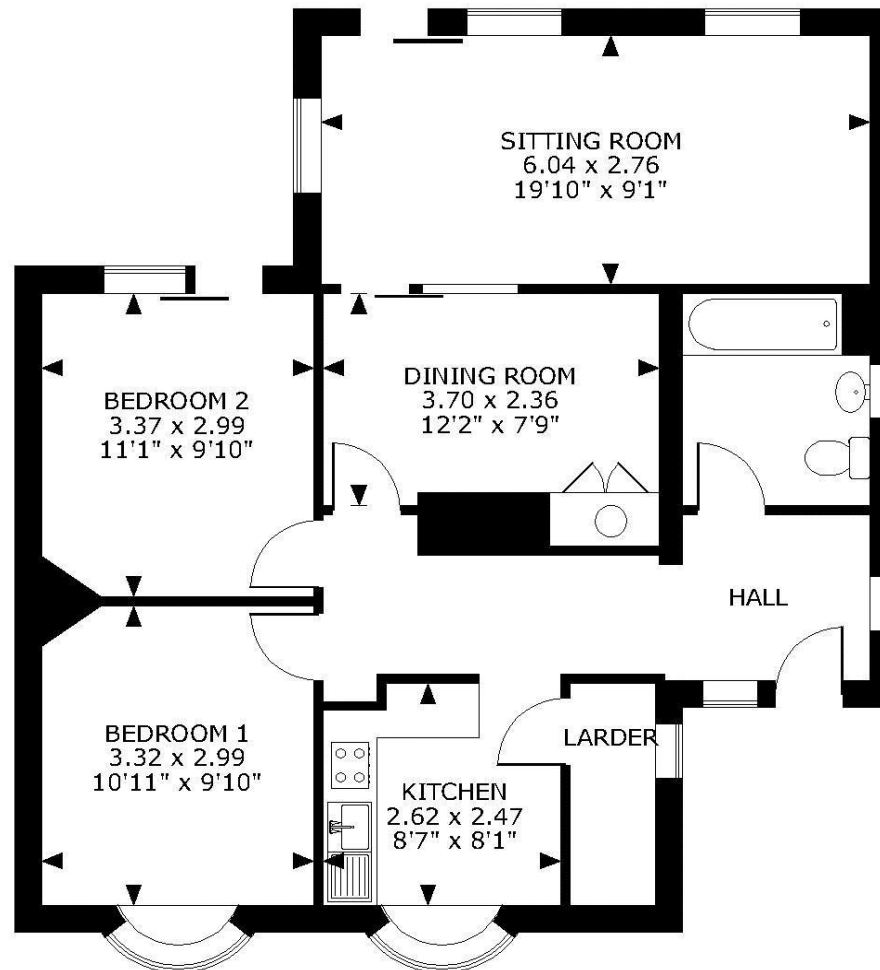
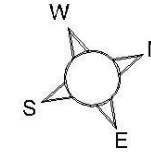
Monday to Friday 09:00am – 5:30pm  
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council - 01483 444864 –  
Band E £3197.51 per annum (2026-27)**

**All Mains Services**

# 32 Queen Street, Gomshall, Surrey GU5 9LY

APPROXIMATE GROSS INTERNAL AREA  
789 SQ FT / 73 SQ M



**GROUND FLOOR**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

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

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