



2 Netley Mill, Gomshall Lane, Shere, Surrey GU5 9JT

Price £699,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

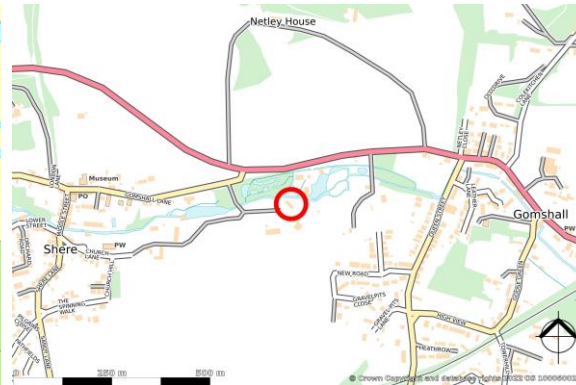
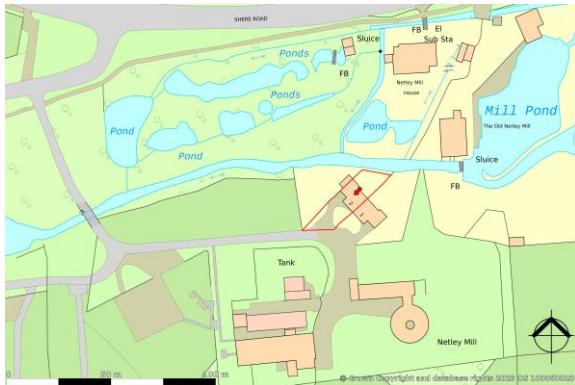
A very spacious 3 double bedroom semi-detached home (with scope to extend stpp) offering excellent family accommodation within walking distance of the sought after village of Shere. Ground floor accommodation comprises an entrance hall with space for coats & under stairs storage & a wc, a sitting room with feature bay window overlooking the front garden, a good size kitchen/breakfast room with an extensive range of units, space for table & chairs & door to covered side passage (providing access to the utility room & garage) & garden, & an archway through to a spacious dining room/family room with gas fire, storage cupboards & sliding patio doors leading out to rear garden. First floor accommodation includes a very large double bedroom with wardrobe overlooking the rear garden, a good size double with extensive fitted wardrobes, units over the bed, bedside tables & fitted dressing table, a 3rd smaller double, a family bathroom with bath & wall mounted shower & a further shower room. To the front of the property there is a lawned garden, with driveway providing parking for several cars & access to a garage with double doors to the front & a further door leading to covered side passage, & a door into the kitchen. To the rear of the garage is a utility room & small external cupboard, & adjacent to these is an extensive shed (with double doors to rear). There is a paved patio to the rear of the property, there is then a round shaped lawned area, flower borders, mature trees & shrubs. Set well back from the road, adjacent to a Clean Water Pumping Station, within a short walk of the Doctors surgery & school, close to all the amenities Shere village offers, within circa 1/2 mile of Gomshall station. No onward chain.

Directions :

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, continue past the school & Doctors surgery & it's car park, turning right just before you reach the A25 into a track marked Shere Manor Estate / High House Farm. Follow the track round to the left where you will find No. 2 Netley Mill in front of you (on the the left of the 2 houses) & to the left of the (fresh water) pumping station.

Situation :

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, restaurant, cafes, schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		71	84
EU Directive 2002/91/EC			
WWW.EPC4U.COM			

Council Tax - Guildford Borough Council - Band F - £3,276.20 per annum 2023-24

All Mains Services

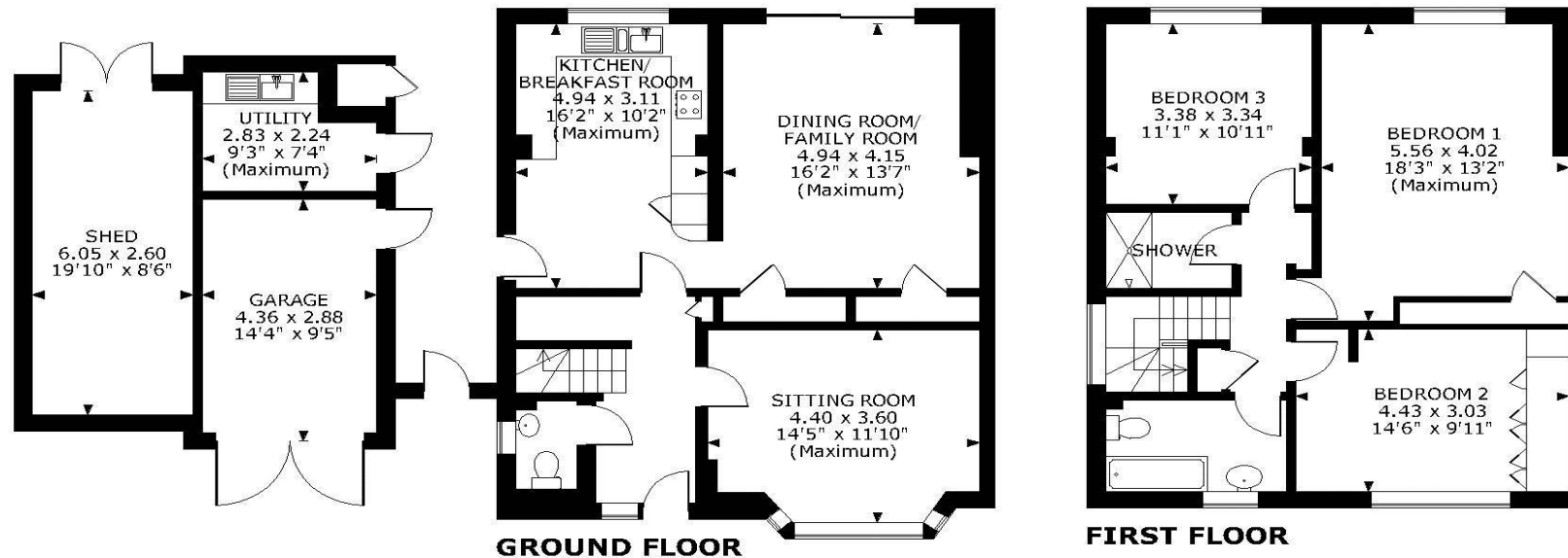
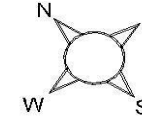
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 688 SQ FT/64 SQ M
FIRST FLOOR = 718 SQ FT/67 SQ M
TOTAL = 1406 SQ FT/131 SQ M
SHED & UTILITY = 231 SQ FT/21 SQ M
GARAGE = 133 SQ FT/12 SQ M
TOTAL = 1770 SQ FT/164 SQ M
QUOTED AREA EXCLUDES 'EXTERNAL C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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Every care has been taken with the preparation of this brochure, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract. All measurements quoted are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

Terra Cotta (Estate Agents) Ltd

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Opening Hours

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