



15 Leather Lane, Gomshall Surrey GU5 9NB

Price £395,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

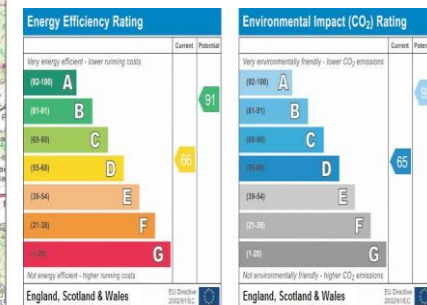
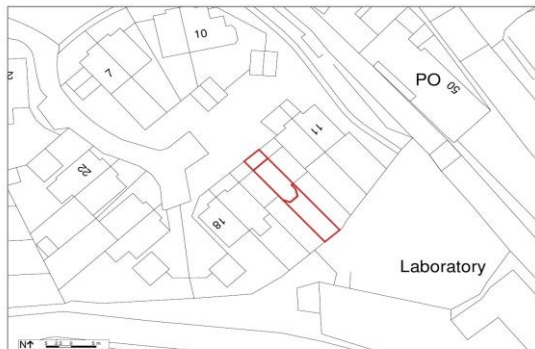
A very well presented 2 bedroom house offering accommodation comprising a large sitting room leading through to a good size conservatory providing a separate dining area which overlooks the pretty south-west facing cottage garden. The ground floor also offers a well fitted kitchen & understairs storage cupboard. Upstairs offers a good size double bedroom with fitted wardrobes, 2nd single bedroom & a well fitted upstairs bathroom with bath & wall mounted shower. To the front of the property there is allocated parking for one car & permit for a 2nd car & a small garden. The attractive rear garden is mainly laid to lawn, with mature hedging & shrubs, & there is a patio area to the rear of the house. Situated in a quiet cul-de-sac within a short stroll of Gomshall village with a variety of local shops & restaurants, & within 1/2 mile of Gomshall station.

Directions :

From our office in Shere, proceed along Middle Street away from the stream towards the A25. At the T-junction, turn right into Gomshall Lane, continue past the school & Doctors surgery up to the A25. Turn right onto the A25 towards Dorking. Take the first right (opposite the petrol station) into Queen Street, then immediately left again into Leather Lane. Bear round to the left (adjacent to the green) into a small cul-de-sac of houses, where you will find No. 15 in front of you.

Situation :

Situated within walking distance of Gomshall village with local shops, pubs, cafe & station in the heart of the Surrey Hills, within close proximity to Shere village & providing easy access to numerous sought after schools, country pubs, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.



Council Tax - Guildford Borough Council Band D £2,268.14 per annum (2023-24)

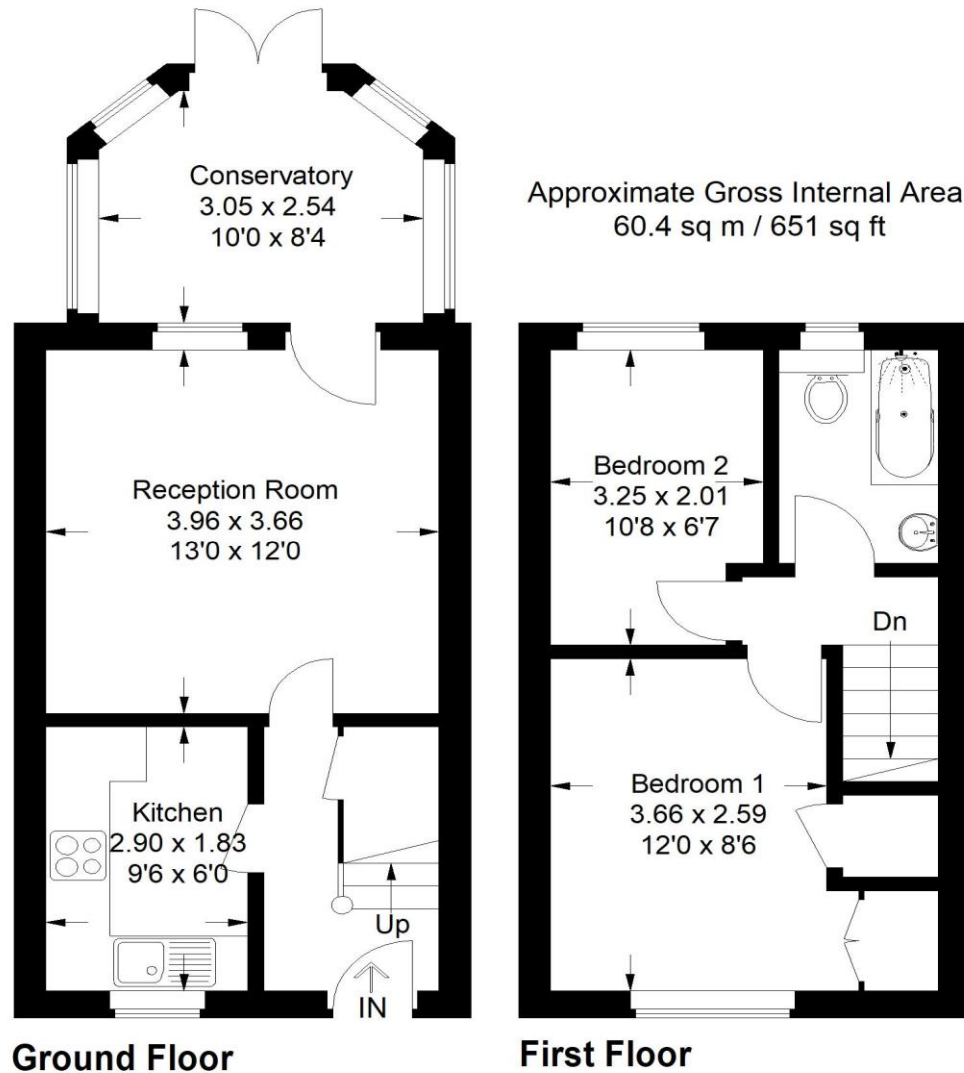
All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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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

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