



27 Queen Street, Gomshall, Surrey GU5 9LY

Price £765,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

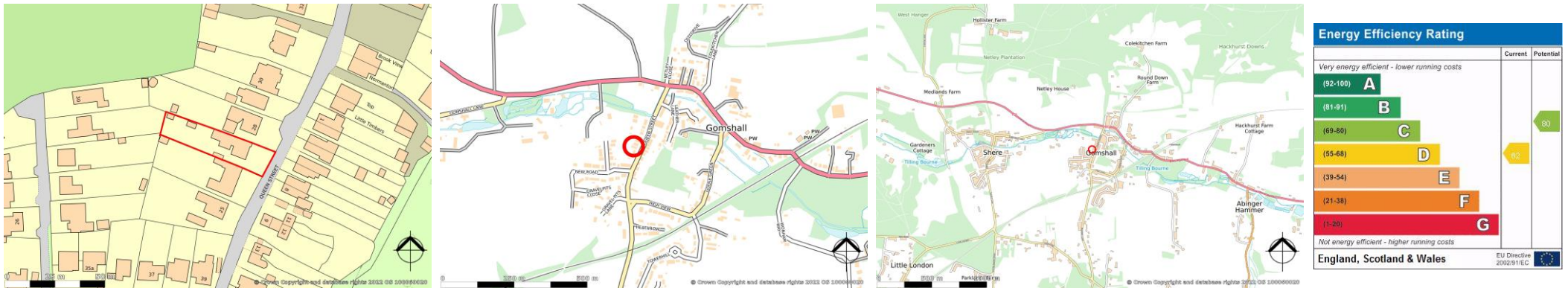
A detached & immaculate 3 double bed bungalow with a large beautifully presented garden, double length garage & off-street parking for circa 6 cars, located in a sought after road in the heart of the Surrey Hills. A glazed porch with space for boots leads through to the entrance hall, which in turn provides access to a double bedroom with an extensive range of fitted wardrobes, a 2nd double bedroom also overlooking the front driveway, a 3rd double bedroom overlooking the rear garden & a well fitted family bathroom with bath, wall mounted shower & heated towel rail. A further door from the hallway leads into the dining room with side window & a door to the kitchen. The kitchen benefits from a good range of solid wood units, a butler sink & a large Range cooker. This leads through to a large boot/utility room with a door to the wc & a further door leading out to the side garden. A 2nd door from the kitchen leads through to a large sitting room, with double doors leading out to a large conservatory which in turn has double doors opening out on to the extensive patio area. To the front of the property, there is an extensive gravelled area providing off-street parking for numerous cars, leading to a detached garage to the side, with window to rear & door to side. The stunning rear garden is mainly laid to lawn enclosed by mature hedging & close boarded wood fencing, with a feature raised & covered decked area with lighting providing an excellent setting for outside dining, a hot tub to the rear of the garage & a large shed with double doors to the rear. There are various paved areas, & a raised vegetable patches. Located within a short walk of Gomshall village & station, within circa 1/2 mile of Shere village.

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, taking the 1st turning on the right (opposite the petrol station) into Queen Street where you will find No. 27 on your right (a few houses before New Road on your right).

Situation :

Situated within walking distance of Gomshall village (with local shops, pubs & station) in the heart of the Surrey Hills, within circa 1/2 mile of Shere village with its extended facilities, & 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 F - £3,276.20 per annum (2023-24)

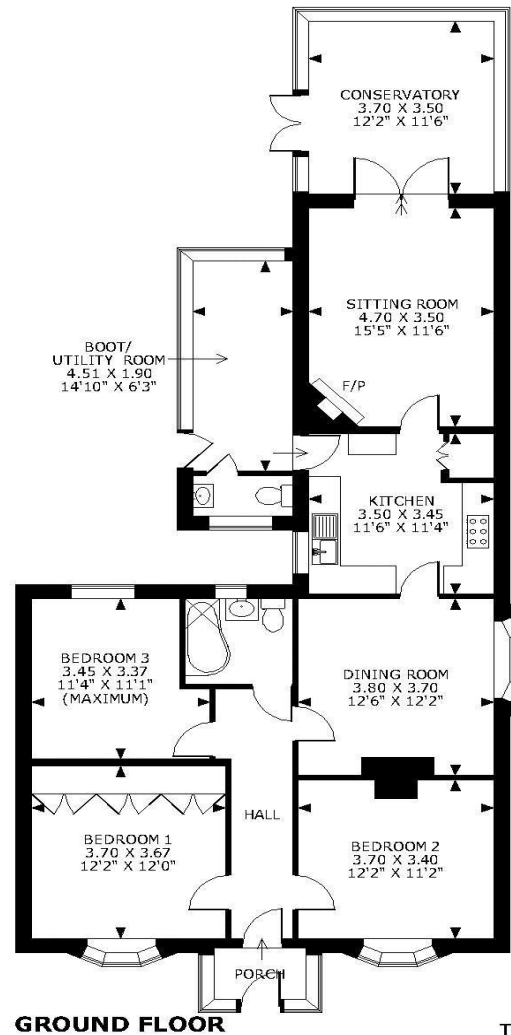
All Mains Services

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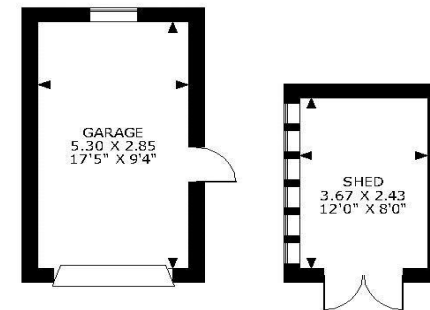
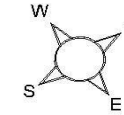


Please call 01483 205150 to arrange a viewing

27 Queen Street, Gomshall, Surrey GU5 9LY



**APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1309 SQ FT/122 SQ M**



NOT SHOWN IN ACTUAL LOCATION

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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Terra Cotta (Estate Agents) Ltd

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Opening Hours

Monday to Friday 09:00am – 5:30pm
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