



**5 Tannery Cottages, 24 Station Road, Gomshall,  
Surrey GU5 9LF  
Price Offers in Excess of £400,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

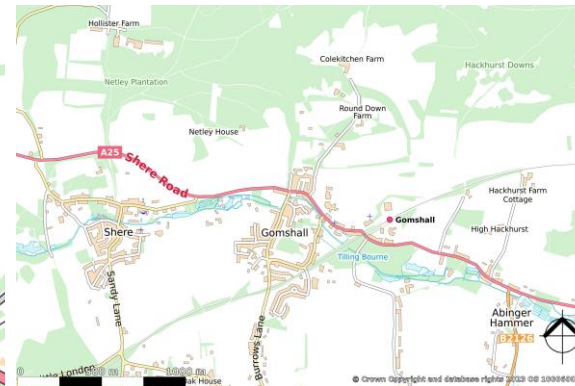
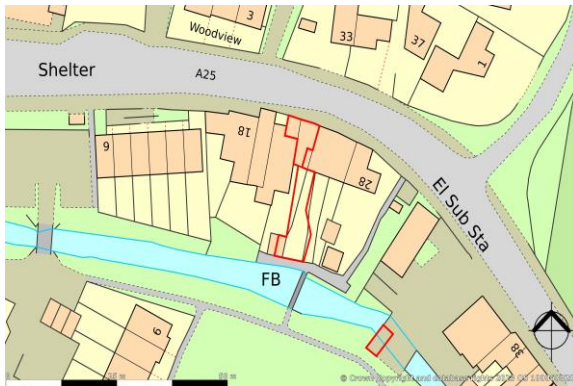
A very well presented 2 double bed character cottage offering spacious ground floor accommodation to include a sitting room with feature log burner, a large archway through to a family room/dining room with parquet wood flooring which continues through to a well fitted kitchen/breakfast room with a good range of low level units with solid wood worktops & a stable door leading out to the rear garden. The first floor offers 2 large double bedrooms & a good size bathroom with bath & separate shower. There is also a loft room (possible office or 3rd bedroom, currently accessed via a loft ladder). Outside there is a paved garden backing on to the village stream, the garden widens towards the end to provide space for table & chairs, & there is a covered eating area adjacent to the rear gate (which leads to the bridge that takes you over the stream). There may be the option to obtain a parking licence to park one car in the Tanyard Hall car park out of working hours (an application would need to be made to the Parish Council). The property boasts many character features to include stunning curved ceilings. Located within a short walk of local shops & station & within less than a mile of Shere village with its extended facilities. Easy access to Guildford, Dorking & Cranleigh.

## 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, where you will find No. 5 Tannery Cottages on your right. circa 100 yards after the petrol station.

## Situation :

Situated within walking distance of Gomshall village (with local shops, pub & station) in the heart of the Surrey Hills, within less than a mile of Shere village with supermarket, Doctors Surgery etc., providing easy access to numerous sought after schools, country pubs, cafes, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh (all circa 6 miles away).



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		100   A
81-91	B		
69-80	C		
55-68	D	59   D	
39-54	E		
21-38	F		
1-20	G		

**Council Tax - Guildford Council - Band E - £2772.17 per annum (2023-24) per annum**

**All Mains Services**

**Your Local Independent Estate Agent**



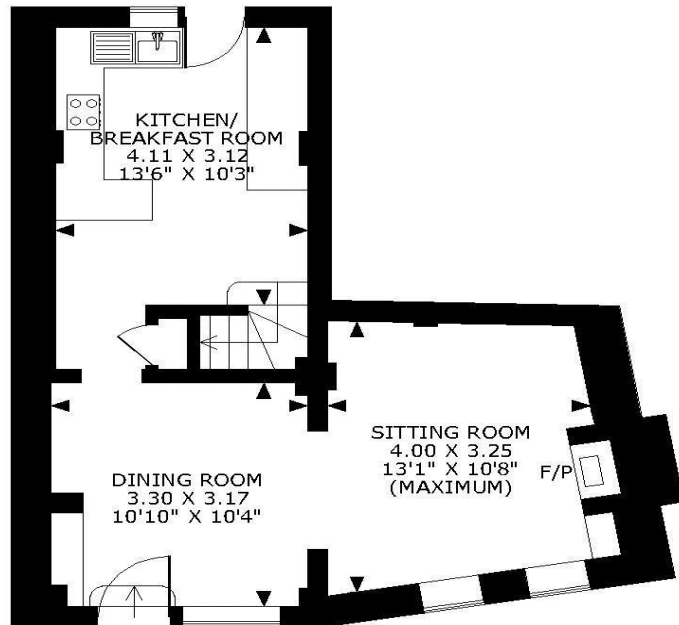


Please call 01483 205150 to arrange a viewing

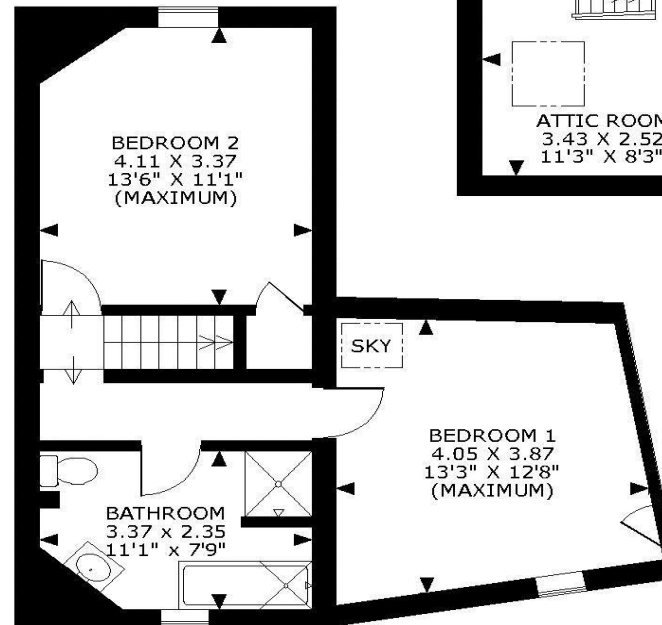


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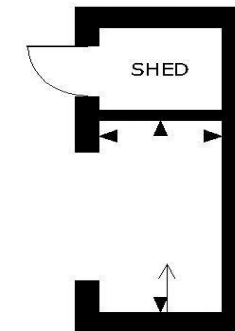
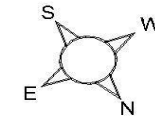
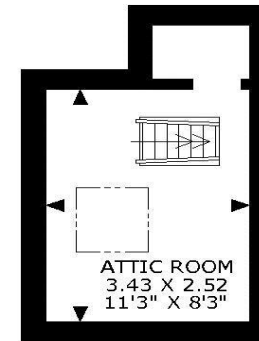
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 435 SQ FT/40 SQ M**  
**FIRST FLOOR = 471 SQ FT/44 SQ M**  
**ATTIC ROOM = 105 SQ FT/10 SQ M**  
**TOTAL = 1011 SQ FT/94 SQ M**



**GROUND FLOOR**



**FIRST FLOOR**



**GARDEN COVERED  
EATING AREA**  
2.84 X 1.52  
9'4" X 5'0"

**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**

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