



**The Old Police House, Gomshall Lane, Shere
Surrey GU5 9HD**

Price £899,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A spacious & well presented 3 bedroom, 3 reception room semi-detached family home with a garage, great views & scope to extend (stpp), situated in a quiet location yet within a short walk of this most sought after village. Accommodation comprises a sitting room with feature fireplace, wc, a good size modern kitchen open plan to dining area with a further feature fireplace. This in turn leads to a large conservatory, with double doors out to a patio & well tended rear garden. Upstairs, the property offers 2 large double bedrooms, a 3rd single bedroom & a bathroom with bath & wall-mounted shower. The property benefits from character features throughout. To the front, the property offers off-street parking for several cars, a detached garage & lawned garden. Gated access leads to an extensive patio area with steps up to a long & private rear garden, mainly laid to lawn enjoying views to the side & rear, with mature trees & shrubs. Fantastic opportunity !

Directions :

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right in to Gomshall Lane, where you will find the property on your left after approx. 200 yards (opposite a house currently in the final stages of construction & just before the Doctor's surgery on your right). Access is via a driveway that leads to The Willows & The Old Police House.

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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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

All Mains Services

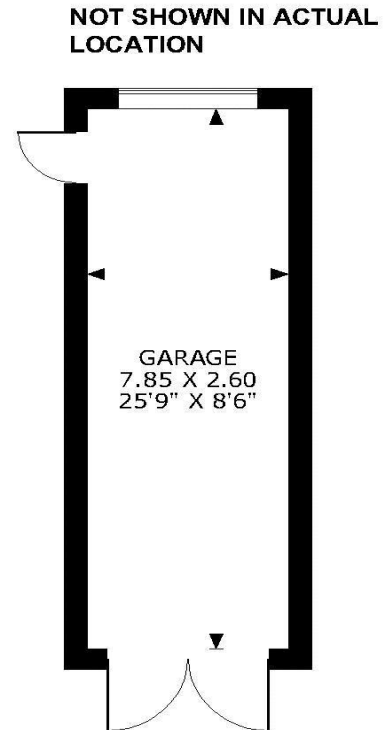
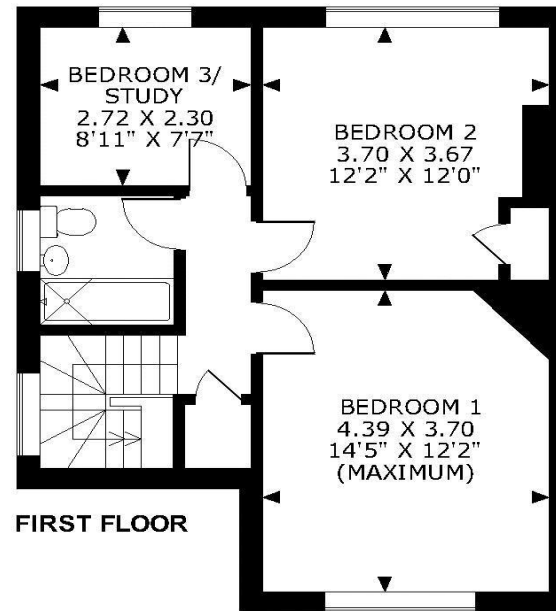
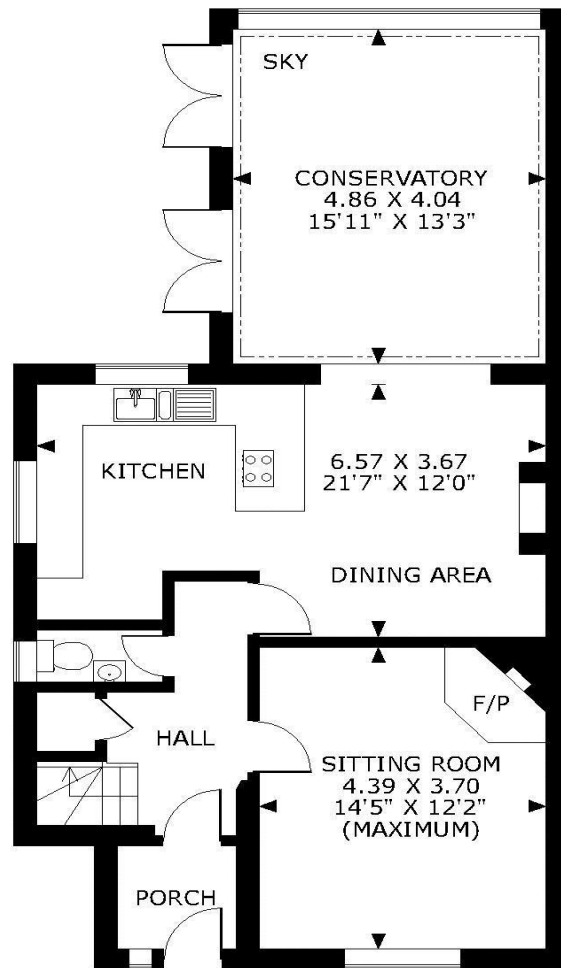
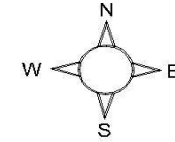
Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 785 SQ FT/73 SQ M
FIRST FLOOR = 507 SQ FT/47 SQ M
TOTAL = 1292 SQ FT/120 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

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