



**16 Queen Street, Gomshall Surrey GU5 9LY**

**Price £599,950 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

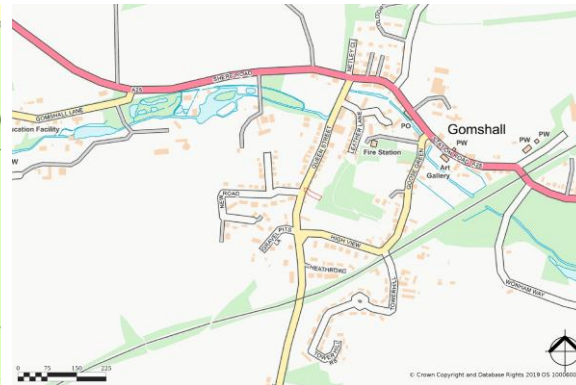
A superbly presented 2/3 bedroom Victorian cottage with a good size garden (with recently constructed summerhouse) & extensive off-street parking located within walking distance of Gomshall village in the heart of the Surrey Hills. Ground floor accommodation comprises an 18ft triple aspect reception room with sitting & dining areas, a feature open fireplace with brick surround & parquet wood flooring. There is also a newly fitted kitchen with fully integrated appliances & door to garden, a 3rd bedroom/study & wc. Upstairs offers a good size double bedroom with feature fireplace, & further small double bedroom overlooking the rear garden & a newly fitted bathroom with bath, wall mounted shower & shower screen. To the front & side of the property the extensive gravelled area provides off-street parking for several cars. Gated access leads to a patio area & a good size rear garden, which is mainly laid to lawn, enclosed by mature hedging, trees & shrubs. There is a small utility room to the rear of the property, & a 16ft summerhouse at the end of the garden as well as 2 sheds. A gate at the end of the garden leads directly through some woods to a children's play area. Situated within walking distance of Gomshall station, local shops and pubs & less than a mile to Shere village with extended facilities. No onward chain. Must be seen !

## 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, then take the first turning on your right (opposite the petrol station) into Queen Street where No. 16 can be found on your left (immediately before New Road on your right).

## Situation :

Situated in the heart of the Surrey Hills within walking distance of Gomshall village which offers several local shops, pubs & a station. Also within circa 1/2 mile of Shere village which has a supermarket, nursery & junior school, Doctor's surgery as well as other cafes, pubs & a restaurant, providing easy access to numerous sought after schools, country pubs, farm shops, walks, bike rides & extensive bridledways as well as the A25, Guildford, Dorking & Cranleigh.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	45	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

**Council Tax - Guildford Borough Council - Band E - £2,772.17 per annum (2023/24)**

**All Mains Services**

**Your Local Independent Estate Agent**



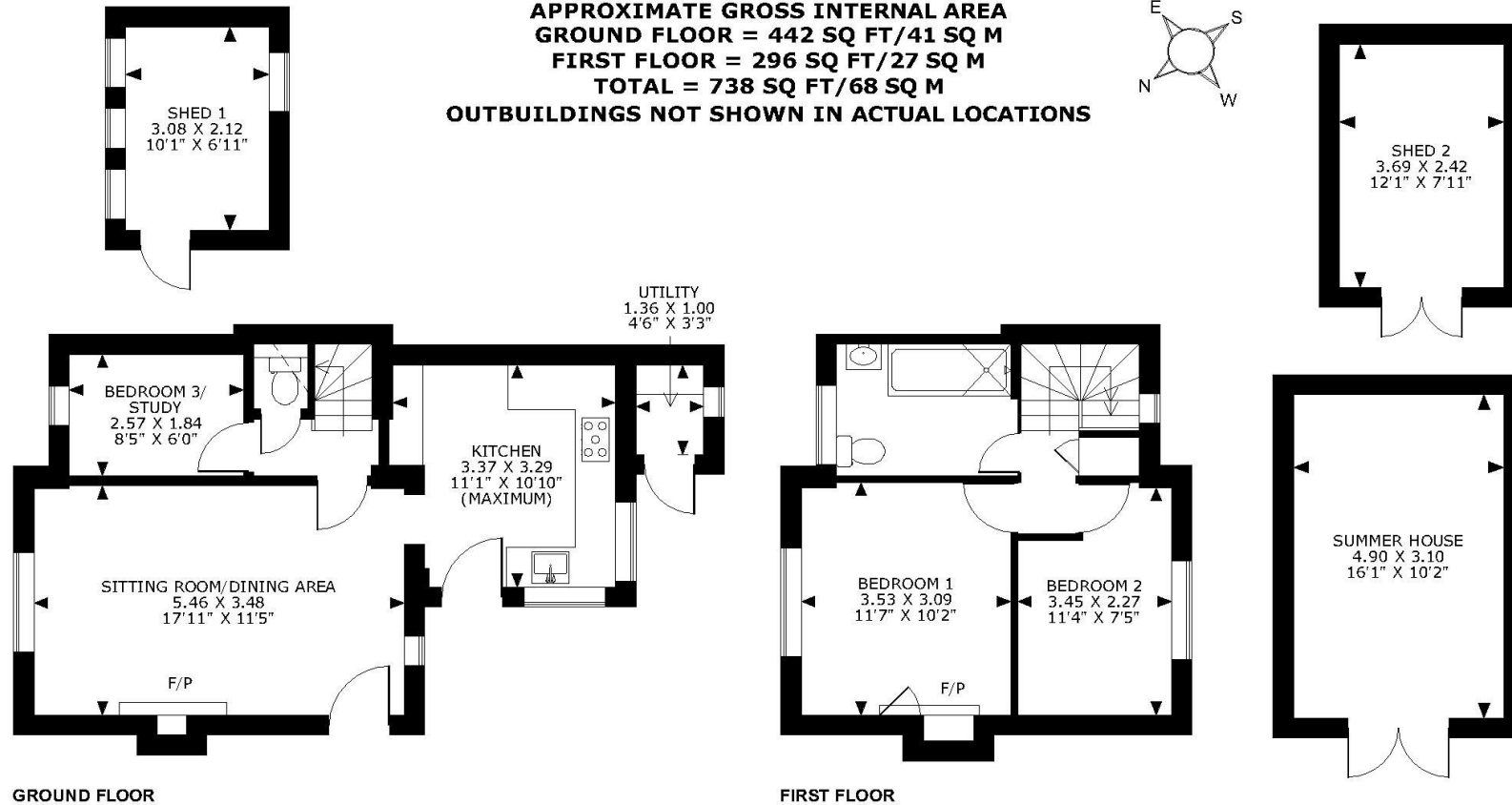
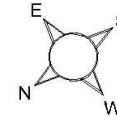


Please call 01483 205150 to arrange a viewing



# 16 Queen Street, Gomshall, Surrey GU5 9LY

**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 442 SQ FT/41 SQ M**  
**FIRST FLOOR = 296 SQ FT/27 SQ M**  
**TOTAL = 738 SQ FT/68 SQ M**  
**OUTBUILDINGS NOT SHOWN IN ACTUAL LOCATIONS**



## FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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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

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
Tel: 01483 205150 – Registered No: 03516147

## Opening Hours

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