



**2 The Maltings, Goose Green, Gomshall, Surrey  
GU5 9LN**

**Price £560,000 Freehold**

**TERRA COTTA**  
Independent Estate Agents



## Property Description :

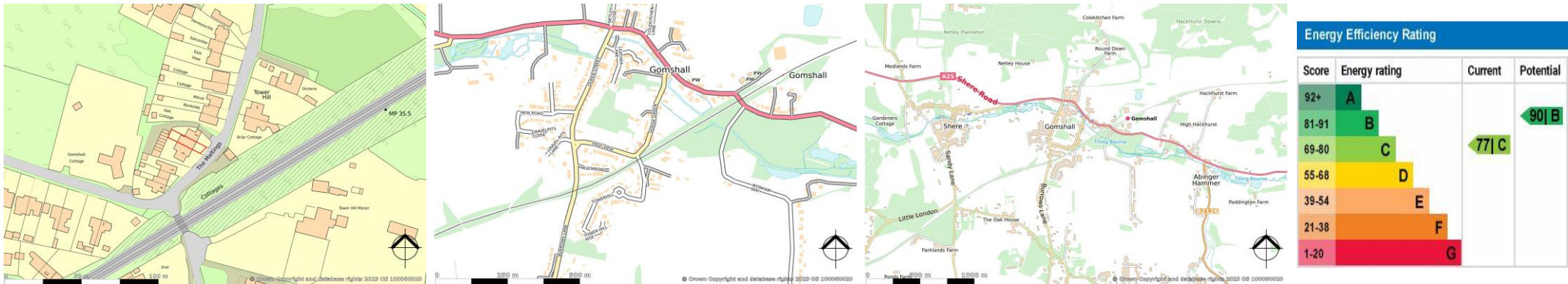
A spacious & very well presented 2 double bed, 3 reception area, 2 bath house with garage & garden in a quiet location, in the heart of Gomshall village. Accommodation comprises a good sized reception room with feature electric fire set into an ornate pine surround with marble inset, study, a well fitted kitchen & a spacious dining/family room with large sliding doors leading out to the rear garden. There is also a cupboard under the stairs (providing scope to create a wc). Upstairs there is a large double bedroom with ensuite shower room, a 2nd small double bedroom & a well fitted family bathroom with bath & wall mounted shower. There is a garden to the front with low level hedging, trees, shrubs & a pathway leading up to the covered porch & front door. The rear garden is mainly paved with mature shrubs & flower borders, & a gate to the rear leads out to the private garage (in block). Located within a short stroll of the Village Green, the re-opened Gomshall Mill (award winning restaurant), Compasses Inn pub, part-time cafe etc. & within less than a mile of Shere village. 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, taking the 2nd turning on the right adjacent to the Gomshall Mill into Goose Green. Continue past the recreation field on your right for another 50 yards, where you will find 2 The Maltings on your right (just before the turning on your left).

## Situation :

Situated within walking distance of Gomshall village & station in the heart of the Surrey Hills, within close proximity to Shere village (with extended facilities to include a supermarket, Doctors surgery, cafes, pubs, & restaurant), 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 (2023-4)**

**All Mains Services**

**Your Local Independent Estate Agent**

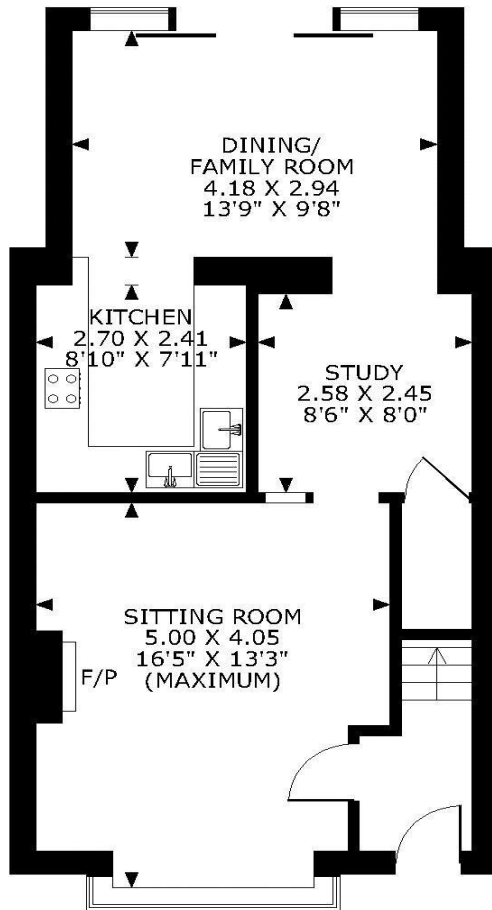
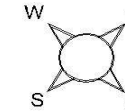




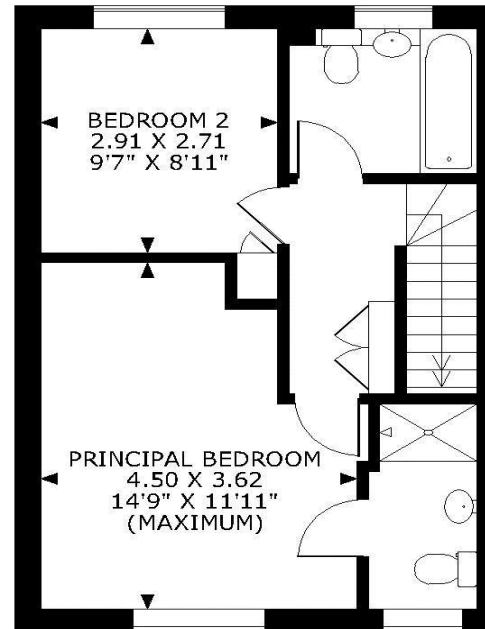
Please call 01483 205150 to arrange a viewing

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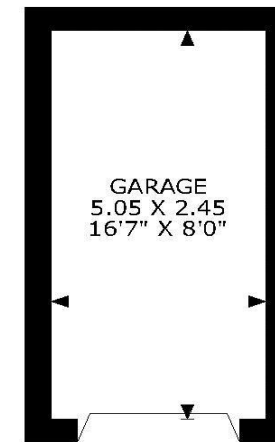
**APPROXIMATE GROSS INTERNAL AREA**  
**GROUND FLOOR = 555 SQ FT/52 SQ M**  
**FIRST FLOOR = 405 SQ FT/38 SQ M**  
**TOTAL = 960 SQ FT/90 SQ M**  
**GARAGE = 133 SQ FT/12 SQ M**



**GROUND FLOOR**



**FIRST FLOOR**



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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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