



**Briar Cottage, 29 Queen Street, Gomshall**  
**Surrey GU5 9LY Price £625,000 Freehold**

**TERRA COTTA**

Independent Estate Agents



## Property Description :

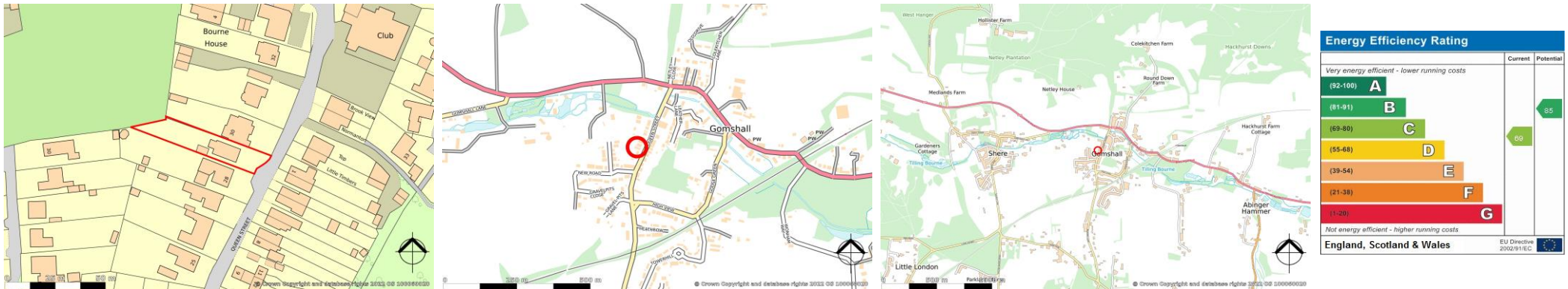
A spacious 2 bed, 2 reception room detached bungalow with garage & great size garden located in a popular & central road in Gomshall village, within 1 mile of Shere. Accommodation comprises an L-shaped entrance hall with storage cupboard, a 22ft sitting room with door to a conservatory leading to patio & rear garden, a good size dual aspect kitchen with a range of wall mounted & low level units, a large double bedroom with fitted wardrobe overlooking the front garden, a 2nd bedroom overlooking the front garden, a bathroom with bath & basin & separate wc. To the front of the property there is a lawned area & a driveway with turning area leading to a detached garage to the side of the house. A gate adjoining the garage provides access to the rear garden, which offers a patio area to the rear of the house, it's then mainly laid to lawn with mature trees & shrubs, with a summerhouse to one side. The property offers scope to update & extend (stpp). Set back from the road in a desirable & central location within walking distance of Gomshall village & station. No onward chain.

## 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 Briar Cottage (No. 29) 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 under 1 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 - £3,163.53 per annum (2022-23)**

**All Mains Services**

**Your Local Independent Estate Agent**



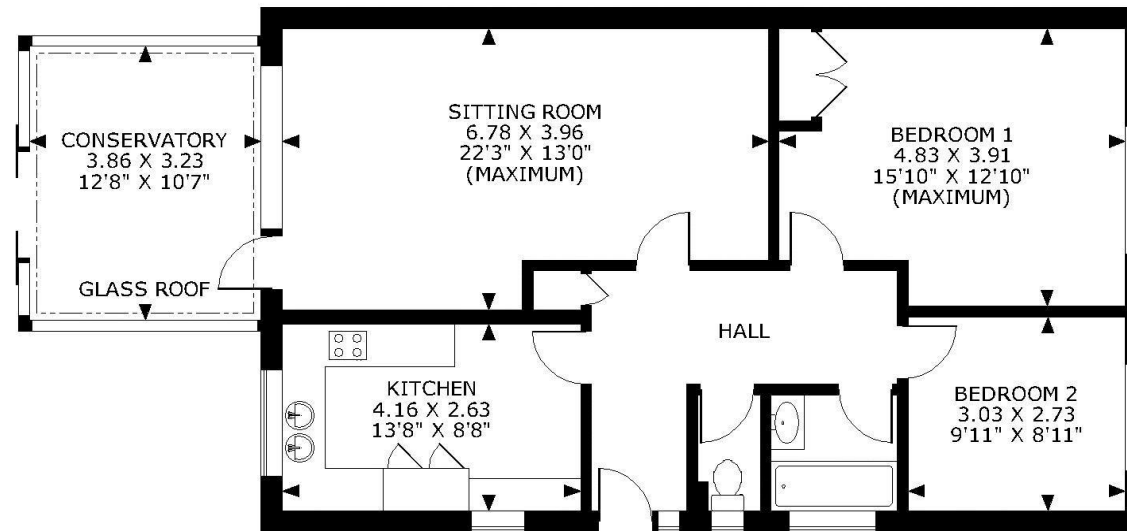
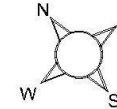


Please call 01483 205150 to arrange a viewing

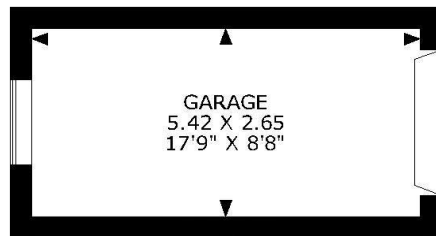


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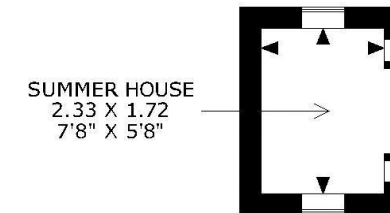
APPROXIMATE GROSS INTERNAL AREA  
MAIN HOUSE = 1006 SQ FT/93 SQ M



GROUND 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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**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