



Station Road, Gomshall
Guildford, Surrey, GU5



Beyond your expectations

Substantial modern family home in 0.7 acre of grounds

Hamptons International

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www.hamptons.co.uk

4/5 bedrooms | 2 en suite bath/shower rooms | family bathroom | entrance hall | cloakroom | sitting room | dining room | study | family room/bedroom 5 | kitchen/breakfast room | 0.7 of an acre plot

Guide Price £995,000 Freehold

Description

This is a substantial modern family home sitting in a beautiful plot of 0.7 acre and located in the heart of the highly desirable village of Gomshall. This property has been cleverly designed to offer generously proportioned rooms and bright, airy accommodation. Due to the property facing south, the rooms benefit from an open outlook which adds to the feeling of space.

Outside

The property sits in an impressive plot of 0.7 acre. From the gated entrance a gravel driveway leads past the front of the house to a parking area for several cars in front of the detached garage. The garden is mainly laid to flat lawn which surrounds the house on the West, South and Easterly sides with a large patio area directly to the rear of the property. Along the rear boundary of the garden runs the beautiful Tillingbourne River which is a wonderfully unique feature of this space. Mature trees and hedging on the borders mean that the garden is private and a great space for entertaining.

Location

Located on the banks of the River Tillingbourne and in the heart of the protected Surrey Hills AONB, Gomshall is a favoured village surrounded by miles of open countryside, pretty villages and yet only 6 miles from both Guildford and Dorking town centres. Popular with walkers, cyclists, horse riders and families moving out of London, the village has two popular pubs, a recently opened cafe and a small range of shops as well as a

station providing services from Redhill to Reading via Guildford. There are a range of local schools in the area, both state and private.

Additional Information

Guildford Borough Council Tel: 01483 505050. Tax Band G. All mains services are connected.



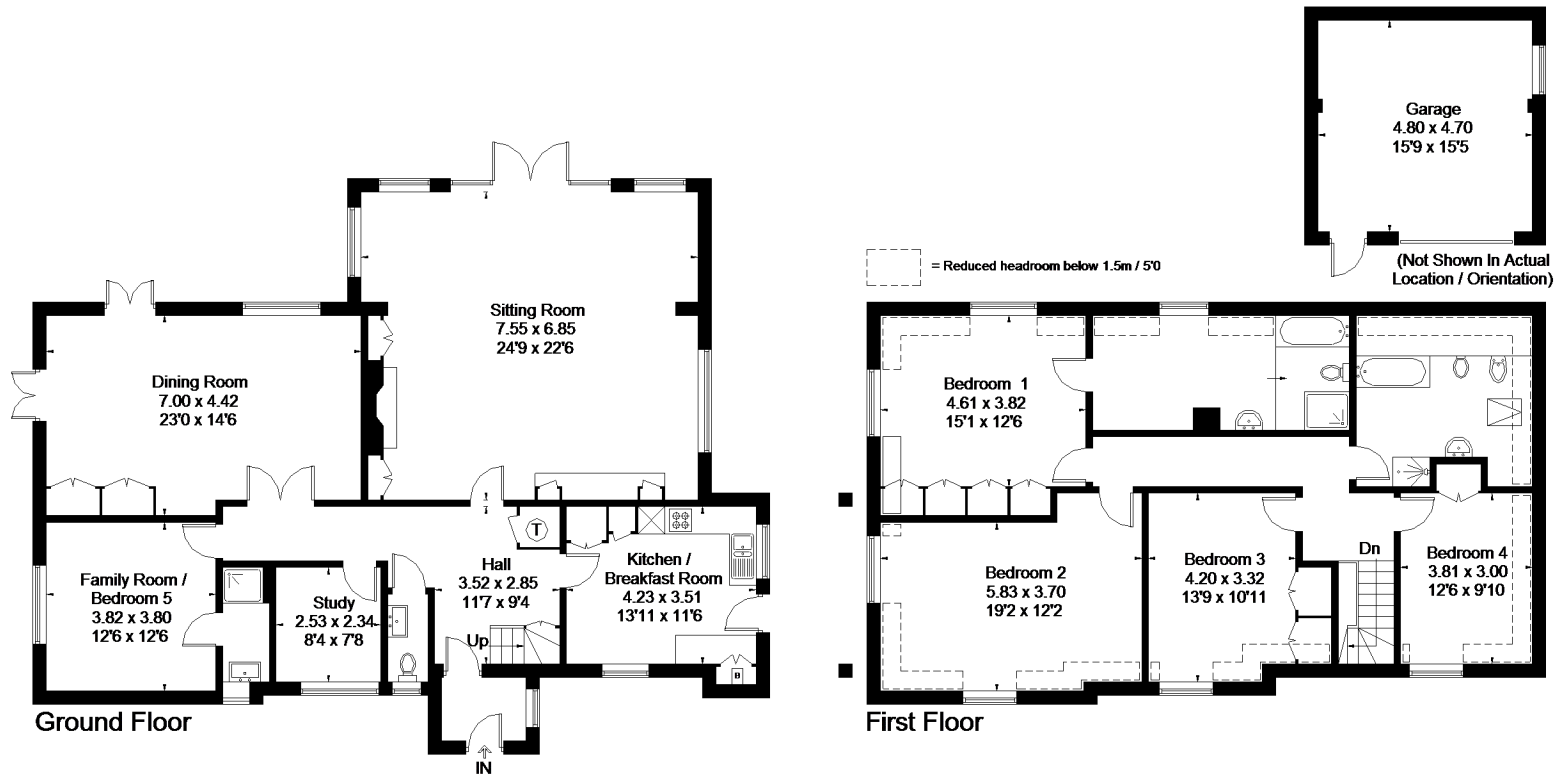
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 264.6 sq m / 2848 sq ft

Garage = 22.5 sq m / 242 sq ft

Total = 287.1 sq m / 3090 sq ft



FLOORPLANZ © 2017 0203 9056099 Ref: 187525

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

FOR CLARIFICATION We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.

