



**'Christmas Cottage', 7 Queen Street,
Gomshall, Guildford, Surrey, GU5 9LY**

'CHRISTMAS COTTAGE', 7 QUEEN STREET, GOMSHALL, GUILDFORD, SURREY, GU5 9LY

Attractive character cottage dating from circa. 1890 having been renovated to a high standard throughout in recent years by the current owners with the addition of a superb single-storey extension to the ground floor and completely refurbished interior. It is conveniently situated in the heart of Gomshall, within a short walk of the neighbouring village of Shere, moments from Goose Green and just 0.6 miles from Gomshall railway station.

The property is very deceiving from its street view; it offers well-proportioned accommodation combining modern living with period charm and complimented by a landscaped rear garden featuring a studio/home office. Accommodation comprises: kitchen/diner in the newly constructed part of the home featuring framed shaker-style sage units with central peninsula island, integrated appliances including Neff double oven and electric hob, Blomberg washing machine and slimline dishwasher, large vaulted roof lantern flooding the space with natural light and aluminium bi-folding doors opening to the deck-level terrace beyond; downstairs shower room comprising walk-in shower, basin with vanity unit under, W.C, heated towel rail, part-tiled walls and vinyl flooring; family room/study with cast iron feature fireplace, under-stair storage cupboard and Karndene flooring; sitting room featuring newly installed log burning stove and fitted alcove storage/shelving. The flexible accommodation on the ground floor allows the possibility for one of the reception rooms to be used as a third occasional guest bedroom, if desired. Upstairs, there are two double bedrooms, both have fitted wardrobes/cupboards and newly re-fitted family bathroom with a white suite comprising bath, separate shower, basin with vanity unit under, W.C, heated towel rail, shelved storage cupboard, part-tiled walls and vinyl flooring. Other noteworthy points include: underfloor heating to kitchen/diner and downstairs shower room; and double glazed windows and doors.

Outside, there is the benefit of off-road driveway parking for two vehicles. There is a small gated courtyard area to the front laid with Indian sandstone and side passage providing access to the rear of the property. The south-easterly facing landscaped rear garden has a large sun terrace laid with Indian Sandstone that is ideal for al-fresco dining and entertaining in the warmer months, which is flanked by a delightful kitchen garden within raised railway sleepers and shingled border. The remainder of the garden is laid to level lawn with a well-stocked flower border to the side, timber garden shed and enclosed by new fence panels to perimeter. Furthermore, there is an insulated timber studio/home office to the rear of the garden complete with light and power and a great option for those who require additional hybrid working space. A gate to the rear provides direct access to common land and Goose Green beyond.

Please note: as required by section 21 Estate Agents Act 1979, we give notice that this property is currently owned by a member of our staff at Clarke Gammon.

- ATTRACTIVE SEMI-DETACHED CHARACTER COTTAGE
- BEAUTIFULLY EXTENDED GROUND FLOOR ACCOMMODATION
- NEWLY FITTED UPSTAIRS BATHROOM & DOWNSTAIRS SHOWER ROOM
- OFF-STREET DRIVEWAY PARKING FOR TWO VEHICLES
- VILLAGE LOCATION IN THE HIGHLY SOUGHT-AFTER SURREY HILLS AONB
- NEWLY RENOVATED AND REFURBISHED THROUGHOUT
- SUPERB RE-FITTED KITCHEN SPACE WITH VAULTED SKYLIGHT
- THREE RECEPTION ROOMS PROVIDING FLEXIBLE USE OF ACCOMMODATION
- FULLY LANDSCAPED REAR GARDEN FEATURING STUDIO/HOME OFFICE
- EPC: D

CG GUILDFORD

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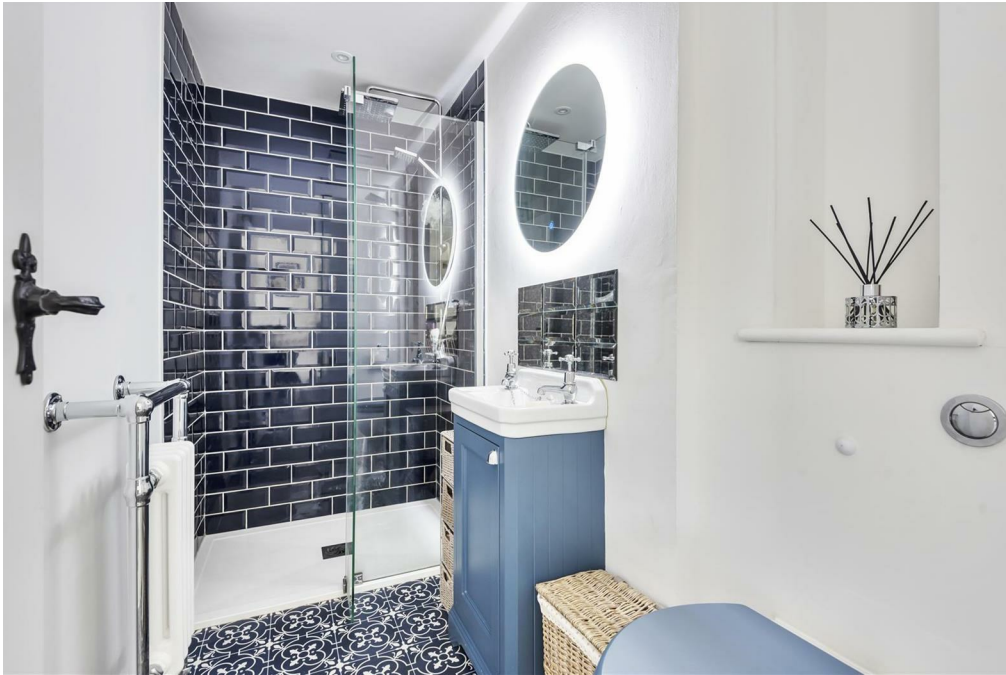
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Local Authority: Guildford Borough Council | Tax Band: E
Services: All mains services connected









SITUATION

Gomshall is a pretty Surrey village, situated roughly halfway between the towns of Guildford and Dorking in the Parish of Shere and within the Surrey Hills Area of Outstanding Natural Beauty (AONB), offering miles of walking, cycling and riding country. The River Tillingbourne flows through the village and alongside a public house: The Compasses Inn; there is also the Gomshall village social club, a couple of home-style shops, Brelades vets practice, Mill Stream car garage and also a railway station, which runs between Guildford and Dorking on the Reading to Gatwick Airport line. Furthermore, in neighbouring village of Abinger Hammer, there is a picturesque cricket green, the popular Kingfisher Farm Shop as well as Tillingbourne Farm & Smokery. Nearby, Shere is a beautiful, quintessential English village

with its pretty period cottages, village square and stream with ducks running through the centre; it provides local shops for day-to-day needs including a Co-Op, two public houses: The White Horse and The William Bray, The Dabbling Duck cafe and Hilly's Teashop, as well as Kinghams fine dining restaurant. Furthermore, there is a doctors' surgery & dispensary, trek shop, a Norman church, popular primary school and Shere outdoor swimming pool. More comprehensive facilities can be found in Guildford, Dorking and Cranleigh, all approximately 6-miles distant.




DIRECTIONS

SAT NAV REF (Post Code): GU5 9LY

From the A25 Shere Road, Queen Street is opposite the Esso petrol station with small Londis shop. Continue along Queen Street, passing Leather Lane and the Gomshall Village Club on the left-hand side and No. 7 is a short distance along on the left in the row of character cottages.

8th June 2022

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 82 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 65 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC  |

Queen Street, Gomshall, Guildford, GU5

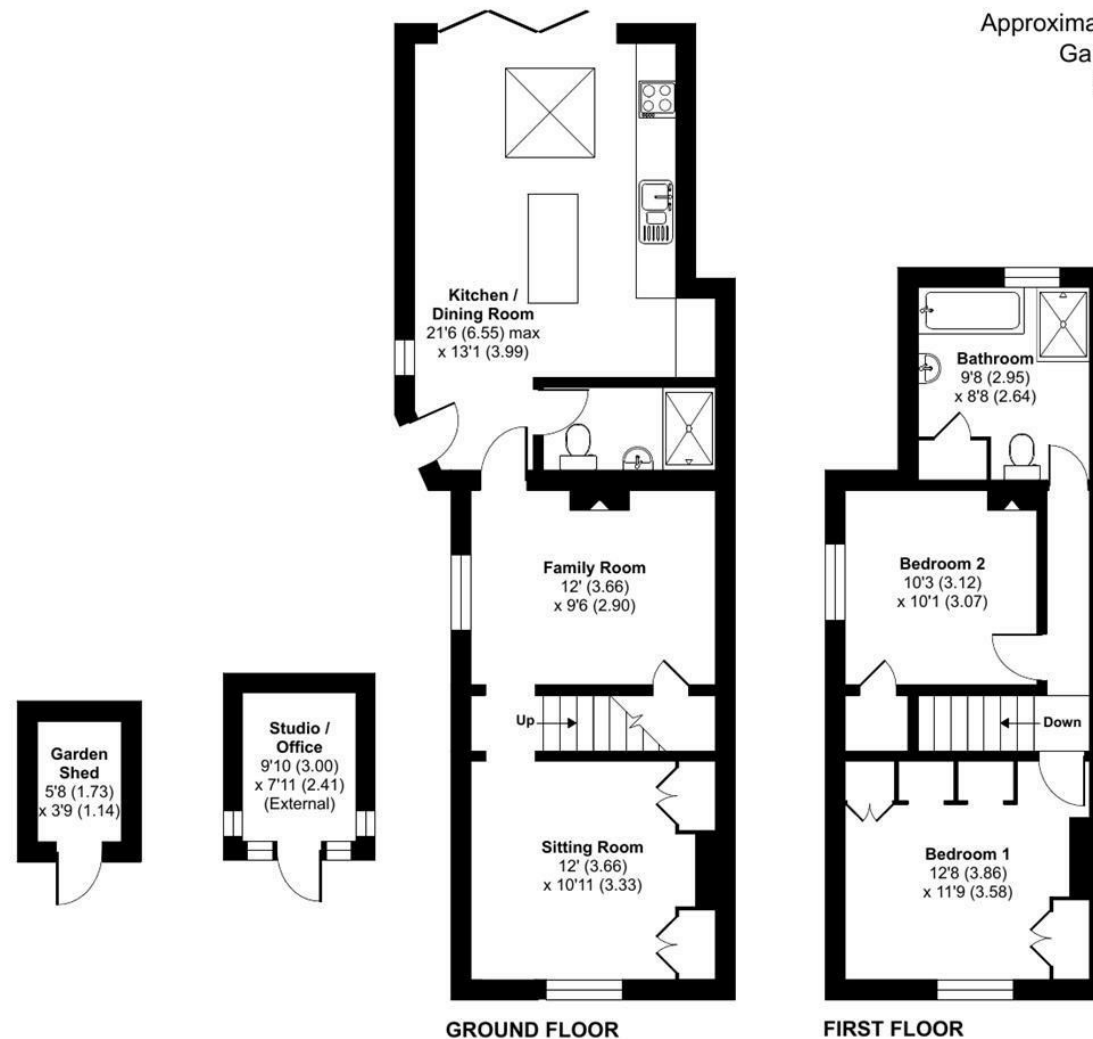
Approximate Area = 1006 sq ft / 93.5 sq m

Garden Studio = 47 sq ft / 4.4 sq m

Garden Shed = 21 sq ft / 2 sq m

Total = 1074 sq ft / 99.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2022. Produced for Clarke Gammon. REF: 855821

AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

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