



**Gosden Common, Guildford,  
Guide Price £435,000 Freehold**

CLARKE  GAMMON



**DOVE COTTAGE 1 GOSDEN  
COTTAGES GOSDEN COMMON  
GUILDFORD GU5 0AO  
Guide Price £435,000**

Period property

Good sized living  
accommodation

Two double bedrooms

Attached single garage

Private front garden

Parking for several cars

Scope to improve

Located in a quiet private  
lane



**A charming two bedroom end of  
terrace period cottage located on  
Gosden Common, in need of  
modernisation throughout to create a  
unique character home. Available  
now with no onward chain.**

**THE PROPERTY**

Type your text here





## THE GROUNDS

Type your text here

## SITUATION

To the ground floor the accommodation comprises an entrance porch leading through to the dining hall via a stable door, a self contained kitchen, a large reception room with access to a modest outside courtyard space and a downstairs bedroom which benefits from an en-suite bathroom. Upstairs the property offers another double bedroom offering eve storage and a family bathroom. Further living space could be achieved by converting the attached garage.

GUILFORD | X miles  
LONDON WATERLOO | x MINUTES BY TRAIN

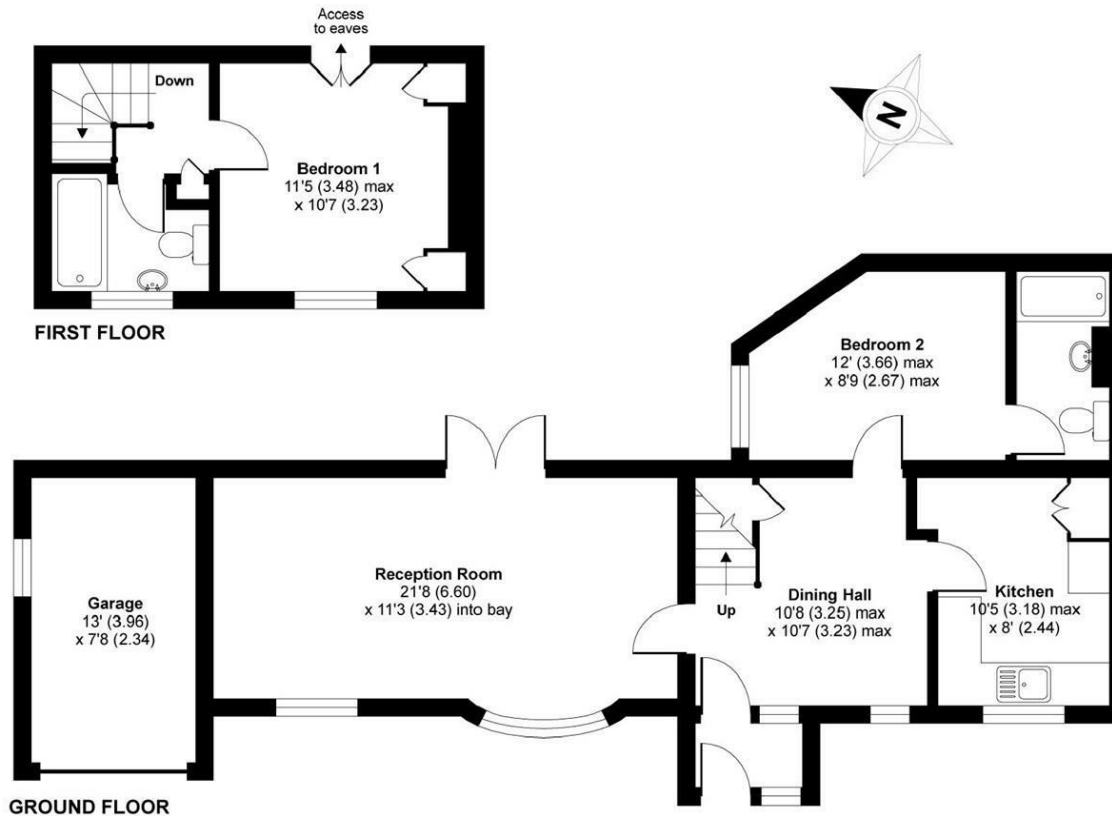
GODALMING | X miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

HASELMERE | 4 miles  
LONDON WATERLOO | 47 MINUTES BY TRAIN

CENTRAL LONDON | 30 miles

# Gosden Common, Guildford

APPROX. GROSS INTERNAL FLOOR AREA 933 SQ FT 86.7 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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## LOCAL AUTHORITY

Waverley Borough Council

## COUNCIL TAX

Band D

## SERVICES

Mains water, electricity, mains drainage  
gas central heating

27th June 2025 Custom Code : E VL/EL Property Ref  
- 4651

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>42</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## CG GUILDFORD OFFICE

4 QUARRY STREET, GUILDFORD, SURREY, GU1 3TY

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[clarkegammon.co.uk](http://clarkegammon.co.uk)

## DIRECTIONS

Head out of Guildford on the A281 towards Shalford. Take the second exit at the roundabout and continue along the Horsham Road towards Bramley. Passing Bramley Cricket Club on your left hand side take the next left turn on to Tannery Lane. The property will be on your right hand side.

## 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.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

GUILDFORD OFFICE  
T: 01483 880 900

HASLEMERE OFFICE  
T: 01428 664 800

LIPHOOK OFFICE  
T: 01428 728 900

MAYFAIR OFFICE  
T: 0870 112 7099

AUCTION ROOMS  
T: 01483 223101

