



4 Archery Place, Gomshall Surrey GU5 9NL

Price £699,950 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

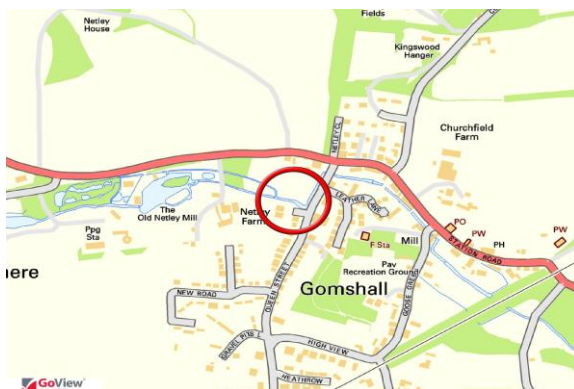
A superbly presented & extremely spacious 5 bedroom family home, situated in this gated, very select development of just 4 properties within a short walk of Gomshall. Ground floor accommodation comprises a good size entrance hall with cloaks & understairs storage cupboards & wc leading to a very large reception room with feature fireplace & providing space for both sitting & dining areas, double doors to good size conservatory & well fitted kitchen/breakfast room with breakfast bar & fully integrated appliances. The first floor offers a large double bedroom with refitted ensuite shower room, 3 further bedrooms & family bathroom. A 2nd staircase leads up to a very large double bedroom/office with velux windows set slightly into eaves & adjacent bathroom. Outside, the property benefits from a west facing rear garden with views over a National Trust field, & to the front there is a very pretty cottage garden providing access to the garage & shed. There is also an area of designated parking to the front, within the electric gates. Situated in a secure & quiet, tucked away location, yet within only a short walk of Gomshall's local shops, pubs, restaurants & station & within 1 mile of Shere village with extended facilities including a supermarket, doctor's surgery & schools.

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, then take the first turning on your right (opposite the petrol station) into Queen Street turning right again after 150 yards into Archery Place. Continue past the buildings (on the left), through the double electric gates, where you will find No. 4 on the far left.

Situation :

Located in the heart of the Surrey Hills, within a short walk of Gomshall village and 5 mins drive of Peaslake, & Shere villages. This property is ideally situated for well thought of schools, walks, bike rides, country pubs, restaurants & cafes as well as the A3, Guildford, Dorking & Cranleigh. Effingham mainline station (to London Waterloo & Victoria) is circa 15-20 mins drive away.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | A | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 67 |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | A | | |
| (10-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | 60 |

Council Tax - Guildford Borough Council - Band E £2551.51 per annum (2020-21)

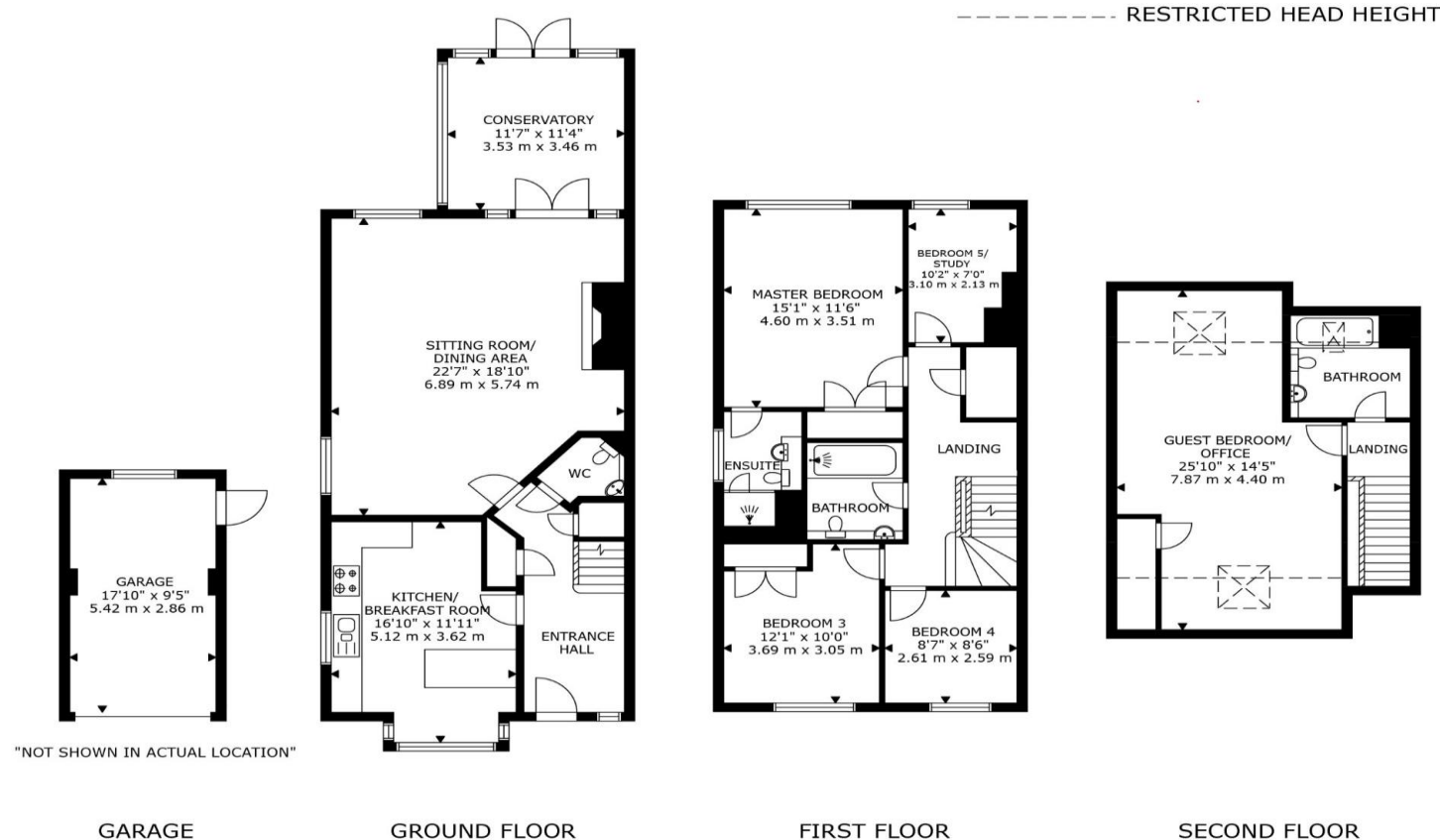
All Mains Services

Your Local Independent Estate Agent



Please call 01483 205150 to arrange a viewing

4 Archery Place, Gomshall, Surrey GU5 9NL



GROSS INTERNAL AREA
GROUND FLOOR: 861 sq ft, 80 m²
FIRST FLOOR: 710 sq ft, 66 m²
SECOND FLOOR: 452 sq ft, 42 m²
TOTAL: 2024 sq ft, 188 m²
GARAGE (EXCLUDED AREA): 172 sq ft, 16 m²

FLOORPLAN FOR GUIDANCE ONLY, NOT TO SCALE OR VALUATIONS PURPOSES. IT MUST NOT BE RELIED UPON AS A STATEMENT OF FACT. ALL MEASUREMENTS AND AREAS ARE APPROXIMATE.

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.

Shere Office

Teal House, Middle Street, Shere, Surrey GU5 9HF
Tel: 01483 205150

Opening Hours

Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm