



**Beechanger, Birches Lane,
Gomshall, Surrey GU5 9QR
Price £1,750,000 Freehold**

TERRA COTTA

Independent Estate Agents



PROPERTY DESCRIPTION

A spacious 5 bed detached family home offering adaptable accommodation to include a 1 bed self-contained annexe set in a stunning 1 acre garden in a sought after road on the borders of Gomshall, Shere & Peaslake.

Ground floor accommodation comprises a large entrance hall with cloaks cupboard & wc, double doors lead through to the dining room which boasts a feature fireplace with coal effect gas fire, a storage cupboard & sliding doors leading out to the garden. Further double doors continue through to a great size sitting room with a feature log burner set into a brick surround & sliding doors provide access to the garden. A door at the far end leads out to a conservatory, double doors from there providing access to the garden. There is also a good size kitchen with an extensive range of low level & wall mounted units to include display units, a central island, a large Range oven with gas hob over & a wine rack. An arch continues through to the family room/breakfast room with storage cupboards, a bay window overlooking & double doors leading out to the rear garden.

There are then 2 steps down to the Annexe entrance hall (with it's own front door from the front driveway) with storage cupboard & a door through to its own sitting room which is open plan to a kitchen area, has 2 skylights set into a pitched roof, with a bay window overlooking & double doors providing access to a raised decked area overlooking the pond & the rear garden. There is also a dual aspect double bedroom & shower room within the annexe area.

The first floor in the main house offers a principal bedroom with fitted wardrobes & an ensuite shower room with shower cubicle, wc & basin. The guest bedroom is also a large double with fitted wardrobes, bedroom 3 is a further double with sink set into vanity unit, there is a small 4th double bedroom, a family bathroom with bath, bidet & basin with an adjacent but separate wc, & a shower room with shower cubicle, wc & basin (which could easily be turned into an ensuite for the guest bedroom).

Outside the property has a sweeping gravelled driveway to the front, providing off-street parking for numerous cars & access to a triple length garage. There is also a lawned garden with mature trees, shrubs & flower borders, with a gate leading through to an extensive patio area with pond to the side with a small picket fence with gate leading through to the rear garden. This is a lovely feature of the property, is mainly laid to lawn with mature trees & shrubs, a greenhouse, 2 sheds & with a good size Copse at the far end, in total extending to just over an acre. Superb scope to upgrade & create a forever family home.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
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 & Wales		
		EU Directive 2002/91/EC
WWW.EPC4U.COM		



THE SUMMER GARDEN



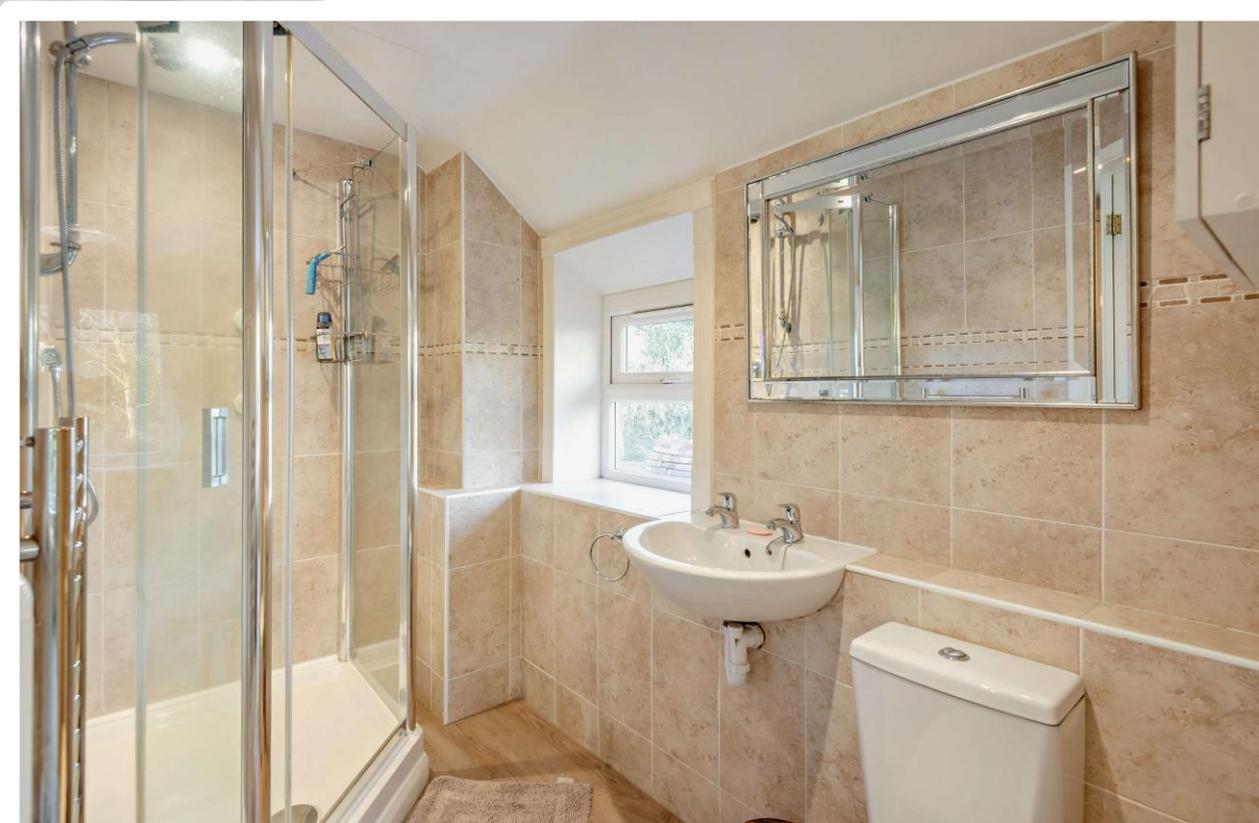


SITUATION

Situated within 1 mile of Gomshall village (with petrol station, supermarket, pubs, restaurant, a yoga/well-being hub with cafe, local shops & station) within circa 1.25 mile of Shere village (with extended facilities to include a school, supermarket, Doctors surgery, cafes, pubs, & high end restaurant as well as outdoor swimming pool, village hall/part-time cinema, tennis club & other local shops), providing easy access to numerous sought after country pubs, farm shops, schools, walks, bike rides & extensive bridleways as well as the A25, Guildford (circa 8 miles), Dorking (circa 8 miles) & Cranleigh (circa 6 miles). Train stations: Gomshall (1.5 miles, 14 minutes to Guildford, 8 minutes to Dorking, 32 minutes to Gatwick). Guildford (29 mins to London Waterloo). Effingham (9 miles, 39 minutes to London Waterloo).

DIRECTIONS

From our office in Shere, head south (away from the A25) on Middle Street, past the pubs & into Shere Lane. At the top of the hill continue over the railway bridge then immediately left into Hook Lane. Continue along Hook Lane for just over half a mile, and turn left into Birches Lane (the turn after Burrows Lane) where you will find Beechanger, the 2nd property on your right.



THE ANNEXE





Beechanger, Birches Lane, Gomshall, Surrey GU5 9QR

- A spacious 2660 sq ft 5 double bedroom detached family home set in a large, secluded garden
- Accommodation includes a 1 bedroom self-contained annexe with reception room open plan to kitchen, double bedroom & shower room
- Circa 1 acre of well tended gardens to include a gravelled driveway leading to a triple garage, 2 sheds, a greenhouse & a copse to the rear
- Accommodation in the main houses includes 4 reception rooms with 3 sets of doors providing access to the garden, 4 double bedrooms & 3 bathrooms
 - Features include brick fireplaces, parquet wood flooring & double glazed windows
- Situated in a very quiet & sought after private road on the borders of Gomshall, Shere & Peaslake yet within circa 1 mile of the A25 so easy access to facilities
 - The property is of brick construction with a tiled roof & a porch
 - Scope to upgrade to create a forever family home
- The property has no TPO's, is not listed or in a conservation area but is in the Green Belt & in an AONB
 - According to GOV.UK. the risk of flooding is very low





Terra Cotta (Estate Agents) Ltd

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Opening Hours

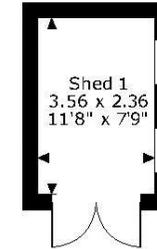
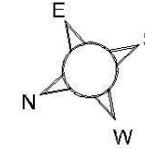
Monday to Friday 09:00am – 5:30pm
Saturday 09:30am – 5:00pm

**Council Tax - Guildford Borough Council Band G –
£4,160.46 per annum (2025-26)**

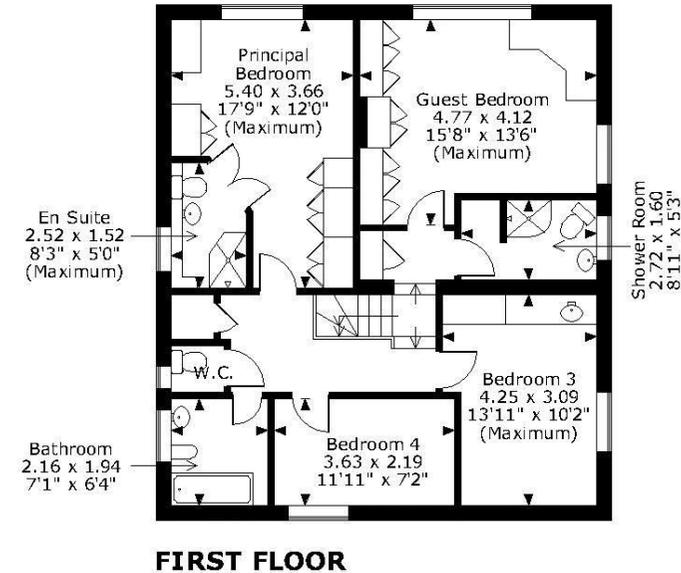
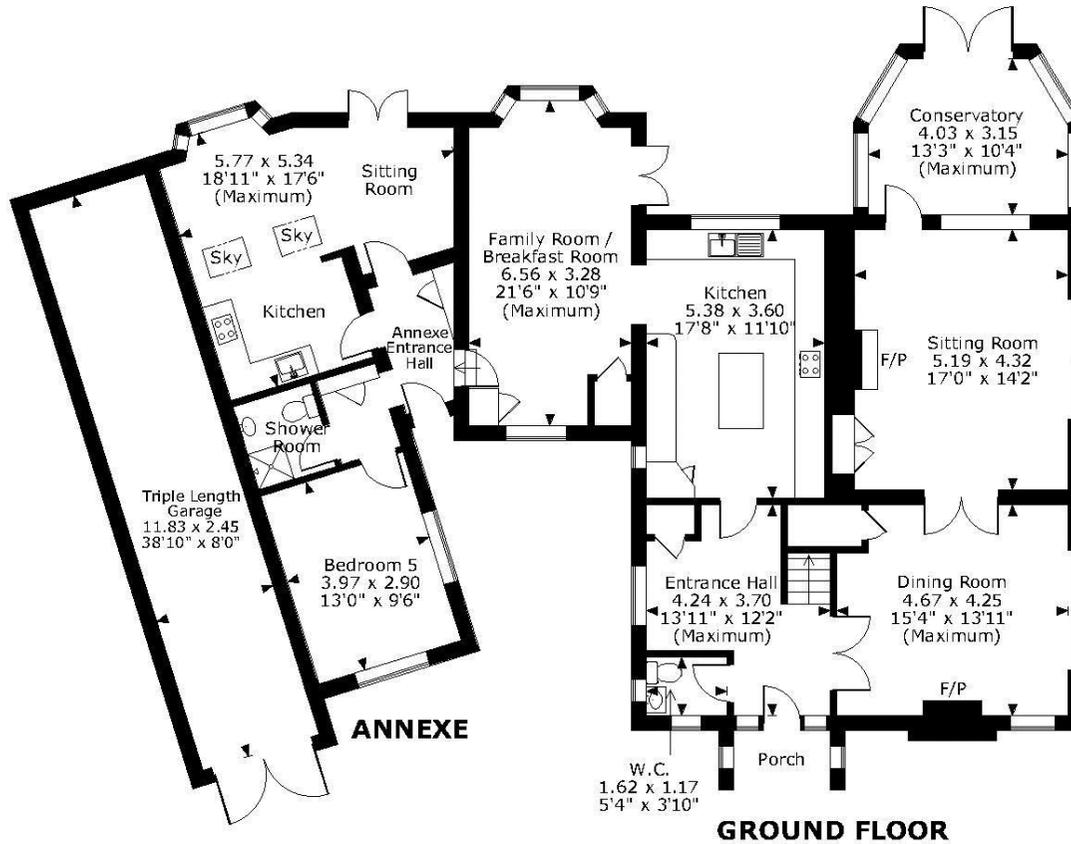
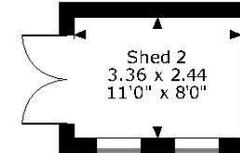
**All Mains Services except a septic tank rather than mains drains
B4SH - fibre broadband in property**

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Approximate Gross Internal Area
Ground Floor = 1268 Sq Ft/118 Sq M
First Floor = 901 Sq Ft/84 Sq M
Annexe = 491 Sq Ft/46 Sq M
Triple Length Garage = 312 Sq Ft/29 Sq M
Total = 2972 Sq Ft/277 Sq M
Sheds = 178 Sq Ft/17 Sq M



**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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