



Westwood, Burrows Lane, Gomshall, Surrey GU5 9QE

Price £1,150,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A very light & spacious 3 double bed detached bungalow offering superb scope set in a mature, peaceful & private garden of just under an acre, in a sought after road within circa 3/4 mile of Gomshall village & station. Accommodation comprises an entrance hall with cloaks cupboard, a great sized dining/family room with a door to the garden & with a large arch leading through to the dual aspect sitting room with bay window & feature open fireplace with stone surround. The dining area also leads through to the kitchen/breakfast room which offers a range of low level wooden units, a corner pantry, an Aga & a door to the garden. Bedroom 1 is a large dual aspect double bedroom with bay windows & fitted wardrobes, bedroom 2 is also a large double with fitted wardrobes & a sink set into a vanity unit, bedroom 3 is a large double with fitted wardrobes & there is a family bathroom with bath & wall mounted shower, wc & basin (& a separate wc). The property is clean & tidy but offers great scope to upgrade & also extend (stpp). We believe the property is still its original size, so has the potential to extend by circa 40% as well as having permitted development rights to the rear of the property too. Outside there is a detached barn style garage to the front with up & over door, power & light & a detached outbuilding with tiled roof to the rear, currently split into 3 separate shed areas, one of which has double doors leading out to the garden. There is an extensive, circular block paved driveway to the front of the property providing off-street parking for numerous cars & access to the garage. The front garden is then mainly laid to lawn with mature trees, shrubs & hedging with a pathway leading up to the front door. The garden continues to both sides of the property, a pathway through the rear lawned garden leading to the triple shed. The garden is a fantastic feature, is very secluded & quiet, totalling just under an acre. Offered for sale with no onward chain.

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, turning left into Burrows Lane (towards Gomshall) where you will find Westwood on your right (the 3rd property).

Situation :

Situated within circa 3/4 mile of Gomshall village (with local shops, pubs, cafe & station) in the heart of the Surrey Hills, within close proximity to Shere village which also offers a doctors surgery, nursery & primary schools, a further supermarket, cafes, pubs, tennis club etc. & providing easy access to numerous sought after schools, farm shops, walks, bike rides & extensive bridleways as well as the A25, Guildford, Dorking & Cranleigh.

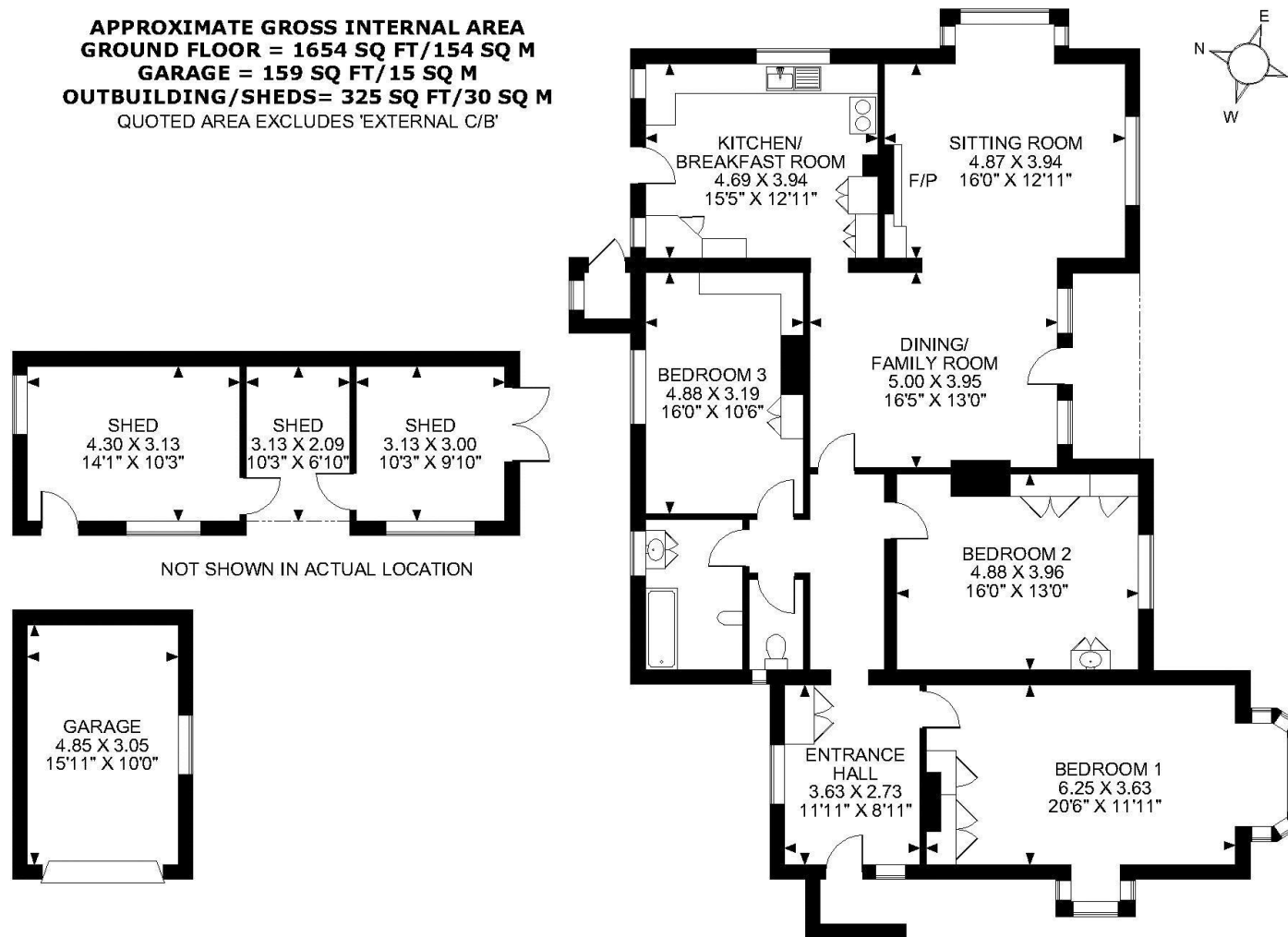




Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 1654 SQ FT/154 SQ M
GARAGE = 159 SQ FT/15 SQ M
OUTBUILDING/SHEDS= 325 SQ FT/30 SQ M
QUOTED AREA EXCLUDES 'EXTERNAL C/B'



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.
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GROUND FLOOR

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Terra Cotta (Estate Agents) Ltd

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Opening Hours

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