



1 Netley Mill, Gomshall Lane, Shere Surrey GU5 9JT

Price £850,000 Freehold

TERRA COTTA

Independent Estate Agents

Property Description :

A very spacious & well presented 5 bedroom semi-detached home offering excellent family accommodation within the sought after village of Shere. Ground floor accommodation comprises an entrance hall with space for coats, a wc, a sitting room with feature open fireplace with wooden mantle, bay window & oak flooring. A kitchen with a good range of units, gas Aga & larder. Walk through to a large dining area/family room with exposed brickwork, a pitched, beamed ceiling, & patio doors to rear garden. Further double doors lead through to a large home office with window overlooking the rear garden & door to the boot room which has an internal door to the garage & a door leading back into the kitchen. A few stairs lead up from the hallway to a split landing. One side leads up to a 30ft plus triple aspect master bedroom with ensuite shower room. The other side leads up to 2 double bedrooms (one with fitted wardrobes), a single bedroom, & a family bathroom with bath & wall mounted shower. A further staircase continues up to the second floor, with a large double bedroom, set slightly into eaves with sky lights, a shower room (also set slightly into the eaves) & an attic area for storage. To the front of the property there is a lawned garden, with driveway to the right & in front of the property providing parking for several cars & access to a garage with power, light & the boiler. The door is automated with digital entry. There is a paved patio to the rear of the property, the garden is then mainly laid to lawn, some wildflower lawn & flower borders, mature trees & shrubs. There is a path & lawned area to the side of the property which the current owner has paid a peppercorn rent to have exclusive of, for the past 32 years. Set well back from the road, adjacent to a Clean Water Pumping Station, within a short walk of the Doctors surgery & school, close to all the amenities Shere village offers, within circa 1/2 mile of Gomshall station.

Directions :

From our offices in Shere, proceed on Middle Street away from stream towards the T-junction. Turn right onto Gomshall Lane, continue past the school & Doctors surgery & it's car park, turning right just before you reach the A25 into a track marked Shere Manor Estate / High House Farm. Follow the track round to the left where you will find No. 1 Netley Mill in front of you (the right of the 2 houses) & to the left of the pumping station.

Situation :

Located in central Shere, this sought after Surrey Hills village, within a short walk of local shops, pubs, restaurant, cafes, schools, a museum, church & the doctors surgery, as well as an outdoor swimming pool (for the use of local residents only), superb walks, bike rides, bridleways etc. & providing easy access to the A25, Guildford (circa 5 miles), Dorking (circa 7 miles) & Cranleigh (circa 6 miles).



Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(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

Council Tax - Guildford Borough Council - Band E - £2,676.84 per annum 2022/23

All Mains Services Peppercorn Rent for the land to the side of the property £277 per annum

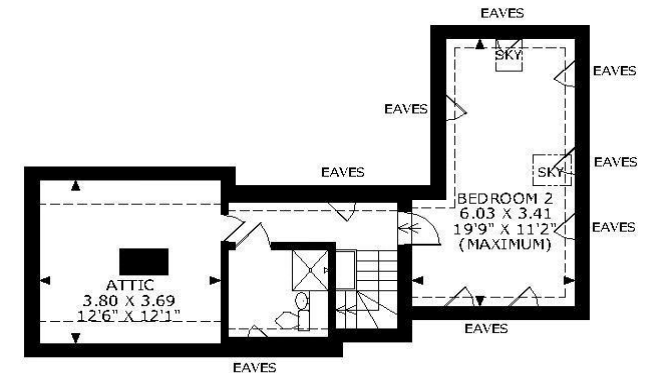
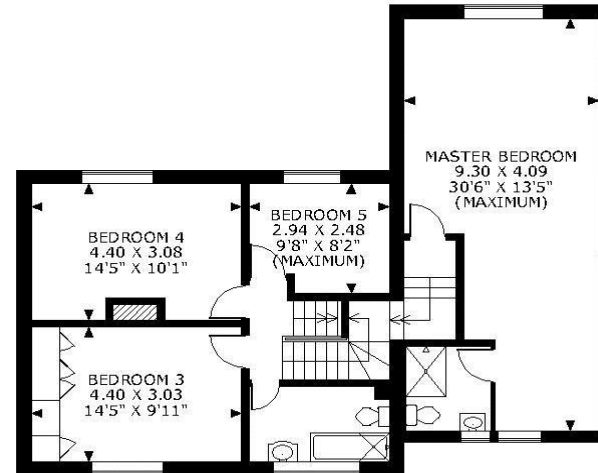
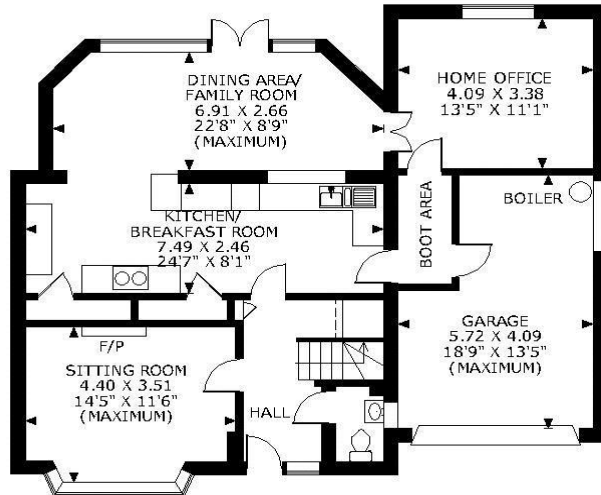
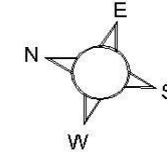
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Please call 01483 205150 to arrange a viewing

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APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 919 SQ FT/85 SQ M
FIRST FLOOR = 932 SQ FT/87 SQ M
SECOND FLOOR = 355 SQ FT/33 SQ M
GARAGE = 216 SQ FT/20 SQ M
TOTAL = 2422 SQ FT/225 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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

□ □ □ □ Denotes restricted head height

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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