



1 Netley Mill, Gomshall Lane, Shere Surrey GU5 9JT
Price £850,000 Freehold

TERRA COTTA
Independent Estate Agents

Property Description :

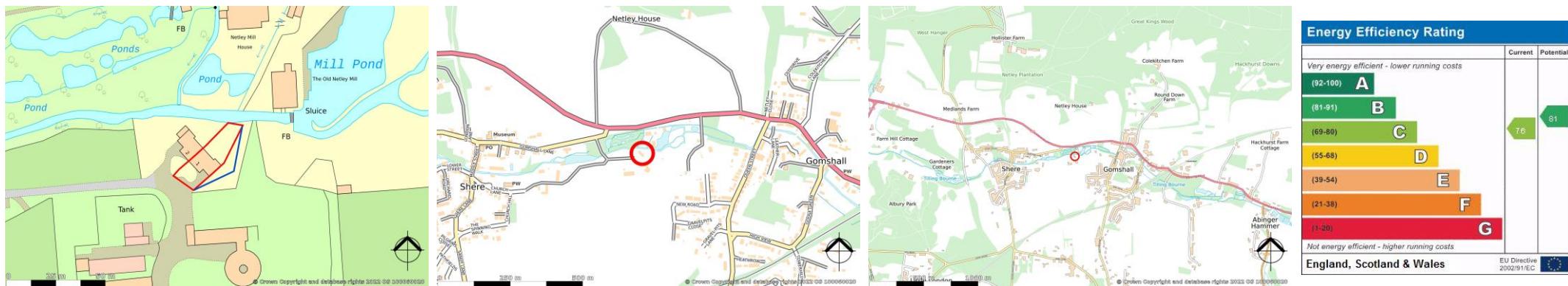
A very spacious & well presented 5 bedroom semi-detached home offering excellent family accommodation within the sought after village of Shere. Ground floor accommodation comprises an entrance hall with space for coats, a wc, a sitting room with feature open fireplace with wooden mantle, bay window & 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 & its 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).



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

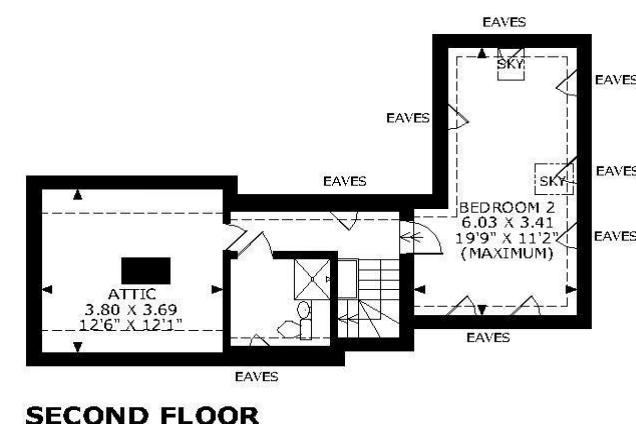
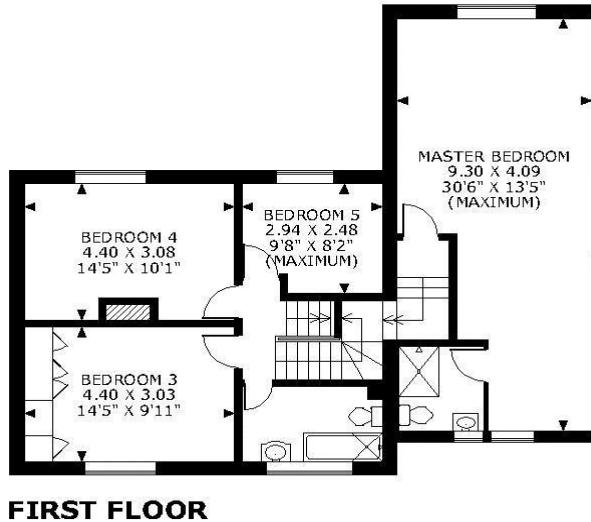
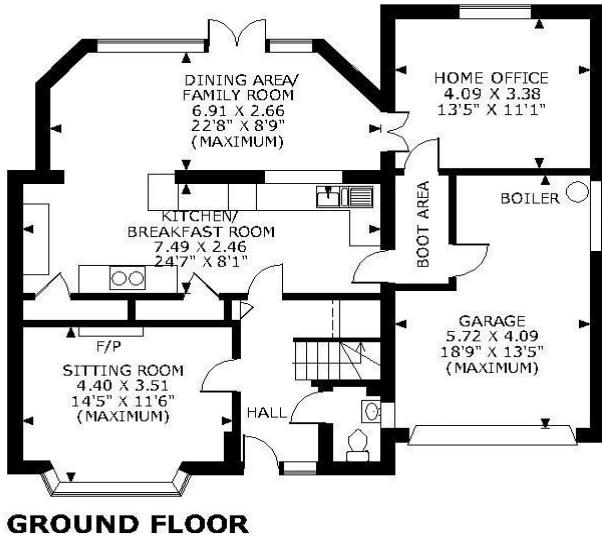
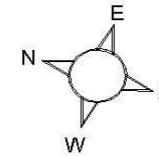
All Mains Services Peppercorn Rent for the land to the side of the property £277 per annum



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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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