



**Burrows Croft, Birches Lane, Gomshall**  
**Surrey GU5 9QR**  
**Price £2,500,000 Freehold**

**TERRA COTTA**

Independent Estate Agents







## PROPERTY DESCRIPTION

A spacious & superbly presented 4 bed detached character home set in circa 2 acres of beautifully tended formal gardens to include a 1 bed detached annexe, garage, car port, greenhouse & garden bar, situated towards the end of a very peaceful private road on the borders of Gomshall, Shere & Peaslake. Ground floor accommodation comprises an entrance hall with cloaks cupboard & shower room with wc, snug with ceiling beams & double doors to garden, a dual aspect study with bay window, an extensive dining hall with bespoke inset wine rack with lighting & a bar. Double doors lead to a large dual aspect sitting room with feature log burner & bi-fold doors leading to the garden. The dining hall also leads to a well fitted kitchen/breakfast room with an extensive range of low level & wall mounted units complemented by granite worktops & integrated appliances, to include an island/breakfast bar & large skylight all open plan to a dual aspect family room with 2 sets of bi-fold doors leading out to the rear garden. There is also a separate utility room with door to side garden. An oak staircase leads up to the first floor, which offers a principal bedroom with double doors leading out to a large balcony with superb views over the rear garden & fields beyond, with an ensuite shower room. There are 3 further double bedrooms & a family bathroom with a freestanding copper bath. There is a very well presented detached annexe located to one side of the rear garden comprising a well fitted kitchen open plan to a reception area & a double bedroom with ensuite shower room. To the front of the property 2 sets of electric double gates provide access to an in & out driveway, which leads to a detached double garage, detached double car port & outside power suitable for a car charger. The very private & extensive, landscaped rear garden is mainly laid to lawn with an abundance of mature trees, shrubs, flower borders & vegetable patch & a large greenhouse, all surrounded by fields. Must be seen !







Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		











## 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 Burrows Croft (2nd property from the end of the lane) on your right.













## Burrows Croft, Birches Lane, Gomshall, Surrey GU5 9QR

- A superbly presented 2892 sq ft 4 double bedroom, 3 bathroom detached family home with large balcony accessed from the principal bedroom set in circa 2 acres with views
- Immaculate 378 sq ft 1 bedroom detached annexe with reception room open plan to kitchen, double bedroom & ensuite shower room
- Circa 2 acres of beautifully tended formal gardens to include an in & out driveway with electric gates, double garage, double car port, outside power suitable for a car charger, large greenhouse & garden bar !
- Spacious accommodation on the ground floor of the main house includes 3 reception rooms with doors leading to the garden & 2 other reception areas
- There is an extensive & well fitted kitchen/breakfast room with island, breakfast bar & large roof lantern leading to the Family Room, as well as a separate utility room
- Features include a central dining hall with beautiful herringbone solid wood flooring, a bespoke inset wine rack & a bar, solid wood doors, underfloor heating, upgraded bathrooms & 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 tile hanging & a tiled roof with an oak framed porch
  - 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**

Registered Office: Teal House, Middle Street, Shere, Surrey GU5 9HF  
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### **Opening Hours**

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

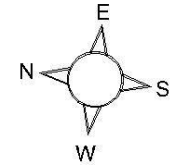
**Council Tax - Guildford Borough Council Band G -**

**£4,160.46 per annum (2025-26)**



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**Approximate Gross Internal Area**  
**Main House Ground Floor = 1835 Sq Ft/171 Sq M**  
**Main House First Floor = 1057 Sq Ft/98 Sq M**  
**Main House Total = 2892 Sq Ft/269 Sq M**  
**Annexe = 378 Sq Ft/35 Sq M**  
**House & Annexe Total = 3270 Sq Ft/304 Sq M**  
**Garage = 366 Sq Ft/34 Sq M**  
**Outbuildings = 518 Sq Ft/48 Sq M**  
**Balcony external area = 151 Sq Ft/14 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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