

# TERRA COTTA

## Independent Estate Agents

The Laurels, Goose Green, Gomshall, Surrey GU5 9LL



In a charming setting overlooking the 17th Century Gomshall Mill, this 4 double bedroom period semi-detached property offers a surprising amount of space and cleverly planned layout. The ground floor accommodation comprises an entrance hall leading to the sitting room with feature log burner, family room/dining room with original solid wood flooring, good size recently fitted kitchen with breakfast bar and storage boiler/room. Adjacent to the entrance is a cloakroom and study with a delightful view of the Mill. The first floor offers 2 double bedrooms with feature fireplaces, family bathroom with bath and wall mounted shower. The landing has an extensive range of fitted cupboards, including a utility area and storage with a staircase to loft conversion, offering 2 further double bedrooms set into the eaves, one with an ensuite shower room. Enjoying a semi-secluded position in the village, the property also benefits from a new roof and lapsed planning permission for a 2 storey extension to the side. To the front, an area of sloping bricked hardstanding provides off-street parking for 3 cars and leads to an attractive rear garden with mature trees, a paved patio, lawned area and vegetable bed. Adjacent to Gomshall village green with an excellent play area, the property is within easy walking distance of a railway station and petrol station/shop, easy access to sought after local schools, walks, bike rides, country pubs and within 15 mins drive of Guildford, Cranleigh and Dorking.



**Gomshall Office**  
48 Station Road, Gomshall GU5 9LA  
Tel: 01483 205150

**Price £750,000 Freehold**



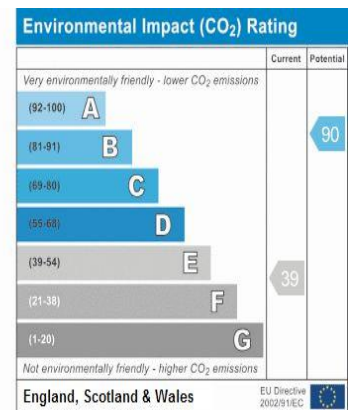
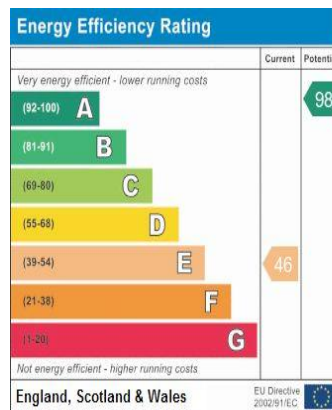
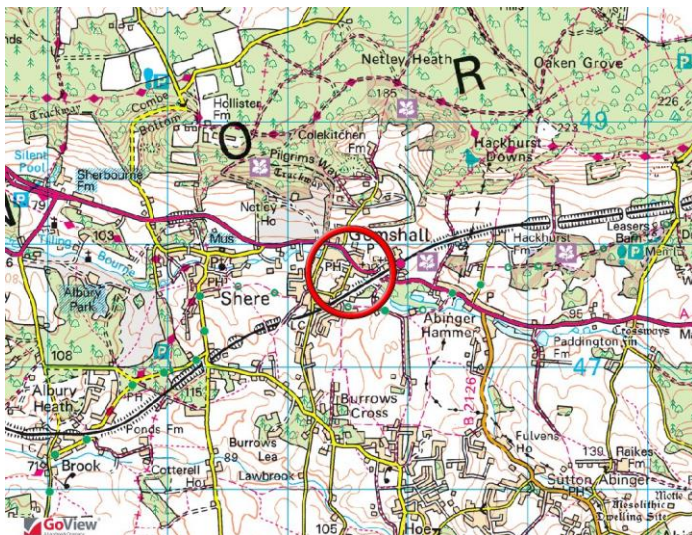
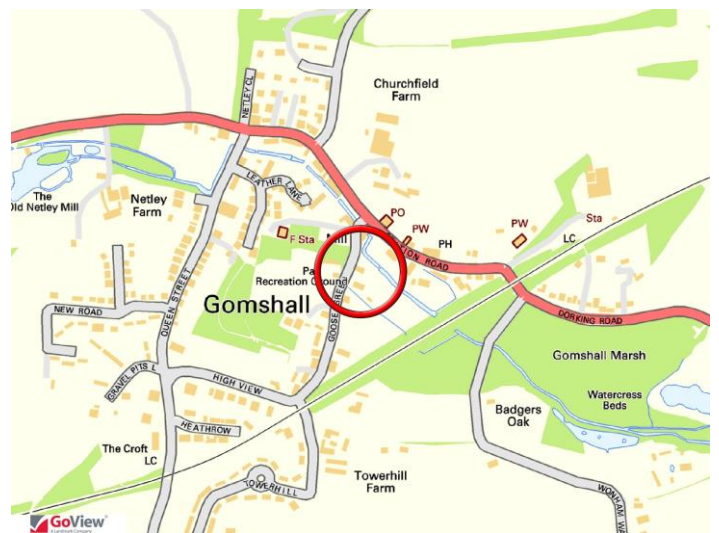
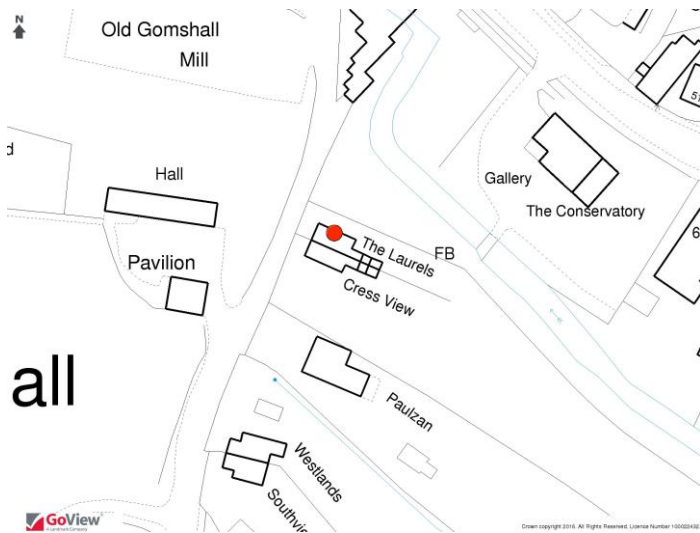
Agents' MUTUAL  
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**Ripley Office**  
Fairmile House, High Street, Ripley GU23 6AN  
Tel: 01483 320340

**To arrange a viewing please call**

## Directions :

From our office in Gomshall, proceed on the A25 towards Dorking, taking the 1st turning on the right adjacent to the Gomshall Mill, where you will find The Laurels immediately on your left, just before the recreation field on your right.



Council Tax - Guildford Borough Council Band F - £2463.86 per annum All Mains Services

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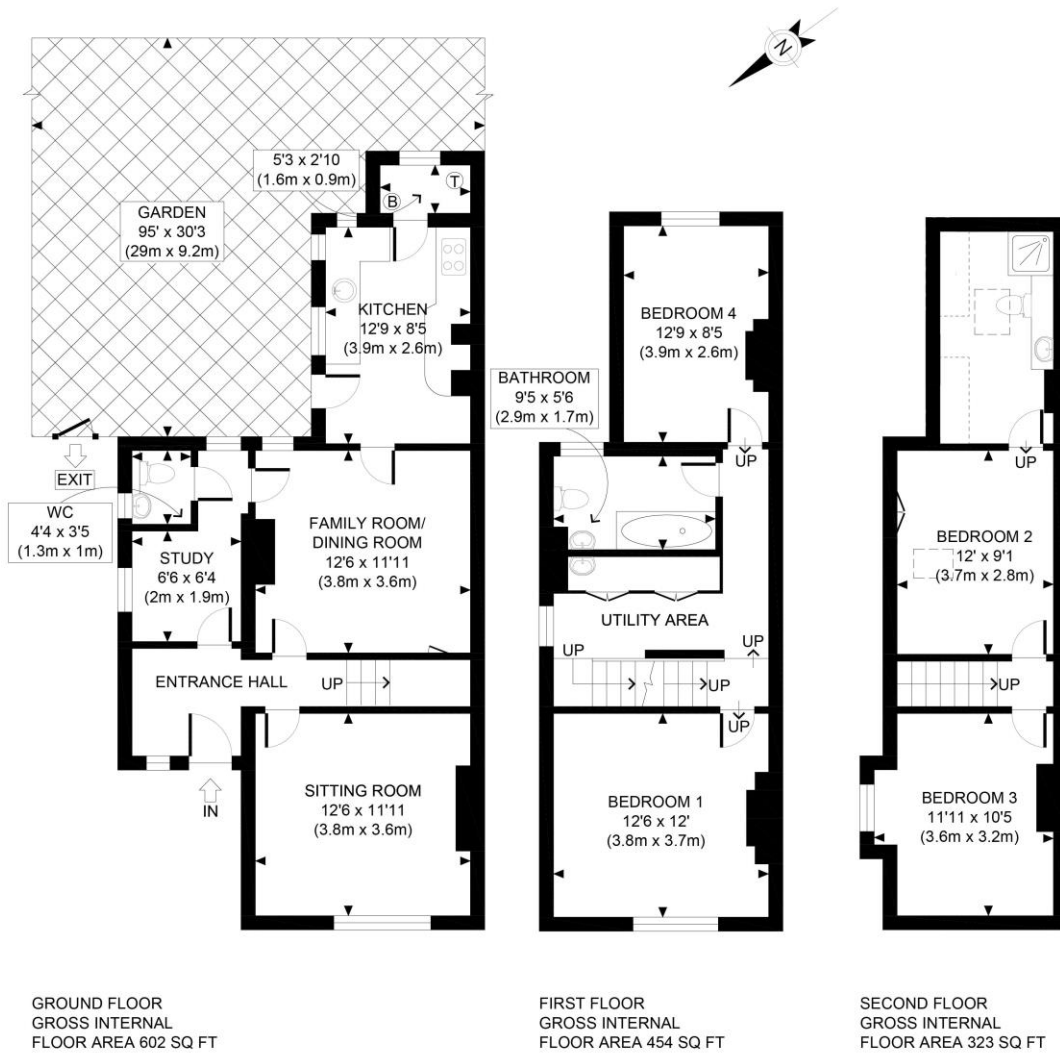




Please note that the services, systems and appliances listed in these particulars have not been tested by Terra Cotta, and no guarantees as to their operating ability or their efficiency can be given. All fitted carpets and curtain fixtures are excluded from the sale unless specified to the contrary, although certain items may be available by separate negotiation. These particulars have been prepared in good faith and are not an offer or contract or part of one, and any descriptions are made based on an opinion & are NOT a statement of fact. Any prospective buyers should make their own enquiries before proceeding to purchase the property.

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# The Laurels, Goose Green, , Gomshall, Surrey GU5 9LL



APPROX. GROSS INTERNAL FLOOR AREA 1379 SQ FT / 128 SQM

Ref:

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Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, Windows& rooms are approximate, & no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only & should be used as such by any prospective purchaser.

## Opening Hours:

Monday to Friday 09:30am - 5:30pm

Saturday 09:30am - 5:00pm

Sunday 10:00am - 4:00pm by appointment (excluding winter months)

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