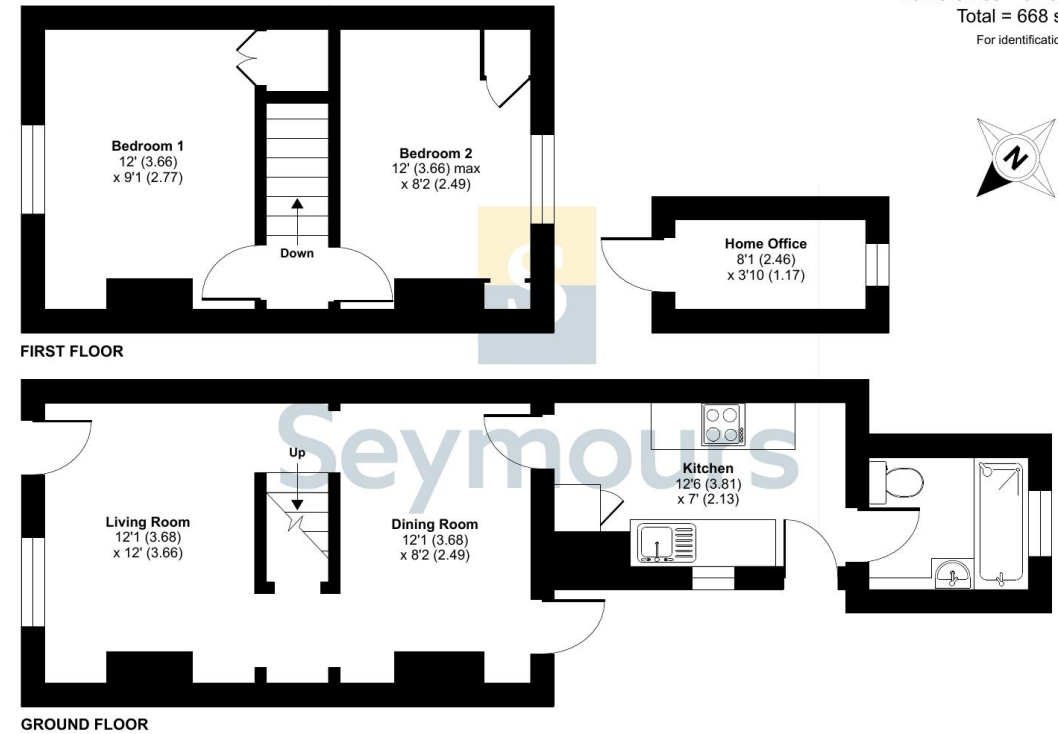


Station Road, Gomshall, Guildford, GU5

Approximate Area = 637 sq ft / 59.2 sq m  
Home Office = 31 sq ft / 2.8 sq m  
Total = 668 sq ft / 62 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2026. Produced for Seymours Estate Agents. REF: 1499707



Seymours



Stream Cottage, 40 Station Road  
Gomshall, Guildford, Surrey, GU5 9LD

£450,000 Guide Price

Guildford office 217 High Street, Guildford, Surrey, GU1 3BJ  
01483 576833 / sales@seymours-guildford.co.uk / seymours-estates.co.uk

Arrange a viewing: 01483 576833

Property details

- 2 bedrooms
- 1 bath
- EPC Rating D
- 668 sq. ft
- Gomshall 0.3 miles
- Mid-terrace
- Character cottage
- Private courtyard garden
- Garden office
- Beautifully-presented
- Excellent transport links
- Sought-after Village location
- Within easy reach of Guildford and Dorking

Situated in the heart of the ever-popular Surrey Hills village of Gomshall, this charming two double bedroom character cottage beautifully combines period charm with a peaceful rear garden backing onto the picturesque Tillingbourne Stream, all within easy reach of Guildford and excellent transport links.

Beautifully presented throughout, the accommodation retains a wealth of character, with exposed brickwork, original beams and an attractive feature fireplace with wood-burning stove creating a warm and inviting sitting room. A separate dining room, also featuring exposed brickwork and timber beams, provides an excellent space for entertaining and enjoys direct access to the rear garden, while the fitted kitchen also opens onto the garden. The ground floor is completed by a family bathroom fitted with a bath and wall-mounted shower.

Upstairs, there are two generous double bedrooms, both benefiting from fitted wardrobes. The principal bedroom enjoys delightful open views across neighbouring fields, adding to the cottage's idyllic rural feel.

A particular highlight of the property is the beautifully established rear garden. Thoughtfully landscaped with a generous paved terrace, it provides the perfect setting for al fresco dining and entertaining before leading down to the tranquil Tillingbourne Stream. Tucked away at the end of the garden is a home office, ideal for those working from home, pursuing hobbies or simply seeking a peaceful retreat surrounded by nature.

Further benefits include double glazed windows, attractive views across open fields to the front and a wonderful blend of character features and modern-day practicality.

Situated in the centre of Gomshall, the property is within walking distance of the railway station and approximately one mile from the highly regarded village of Shere, offering a supermarket, nursery and primary schools, doctors surgery, independent shops, traditional pubs and popular restaurants. Surrounded by the outstanding natural beauty of the Surrey Hills National Landscape, Gomshall enjoys an enviable position approximately six miles from both Guildford and Dorking, making it ideal for those seeking village life without compromising on connectivity.

**Transport Links**  
Gomshall 0.3 miles  
Chilworth 3.3 miles

**Council tax band:** Tax band D  
**Local authority:** Guildford Borough Council  
**Tenure:** Freehold

Viewings by appointment only  
[01483 576833](tel:01483576833) / [sales@seymours-guildford.co.uk](mailto:sales@seymours-guildford.co.uk)



Private garden with garden office



Two reception rooms

