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GOMSHALL LANE

SHERE • GUILDFORD

THE WILLOWS

GOMSHALL LANE, SHERE, GUILDFORD, SURREY, GU5 9HD

A charming five bedroom character semi-detached home in the quintessential Surrey village of Shere which was once the local Police Station for the village, but over the years has been transformed into a contemporary, well-appointed family home with an abundance of period features and stylish finishes ideal for the discerning buyer.

The welcoming entrance hallway gives access to the lounge, study, WC and kitchen diner. The main reception room comes with attractive log burner and patio doors that lead directly to the front garden and secluded patio area. The property benefits from a stunning open plan kitchen/dining and family room which is modern and bright with under floor heating, bespoke contemporary kitchen units, impressive breakfast bar and with ceiling height sliding patio doors leading out to the beautiful rear garden. There is a boot room and separate utility room, offering ample storage space, sink, white goods and a further ground floor bedroom with an en-suite shower room. There is side access to the property through the boot room.

Upstairs, there are three double bedrooms and a single bedroom, with an en-suite to the principal bedroom and fitted wardrobes in bedroom four. A family bathroom completes the first-floor accommodation.

There are spectacular views from the garden, overlooking fields (which are owned by the National Trust, so fully protected) offering plenty of privacy to the property. The garden features sandstone patio areas to both the rear and front gardens, both offering ideal spaces for outdoor furniture, perfect for alfresco dining. The rear garden is landscape designed, secluded limestone patio outside the kitchen / dinner with a water feature and rill. Steps up to modern planted beds and a curved brick paved path which leads to a private patio with sunken hot tub and large storage shed. To the side of the house is a raised bed kitchen garden. The front garden also offers a high degree of seclusion, with patio area and expanse of lawn. In addition there is a home gym, and additional storage. Behind secure electronic gates there is also ample off street parking.

The home benefits from a new Hive individual room controlled heating system and a new Ajax alarm, CCTV and gate control system. As well as flood Wi-Fi including the garden, Ethernet cabling, good broadband connection and app controlled garden lighting.



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ACCOMMODATION & SPECIFICATION

*Five bedroom character home, formerly Shere's village Police Station *Period features complemented by stylish contemporary finishes *Stunning open-plan kitchen/dining/family room with underfloor heating and sliding doors to the garden *Separate lounge with a log burner, study and utility room *Landscape designer gardens with countryside views, sandstone patios, a sunken hot tub and home gym *Ample off-street parking behind secure electronic gates *Highly regarded schools nearby *Situated in the picturesque village of Shere, within the Surrey Hills













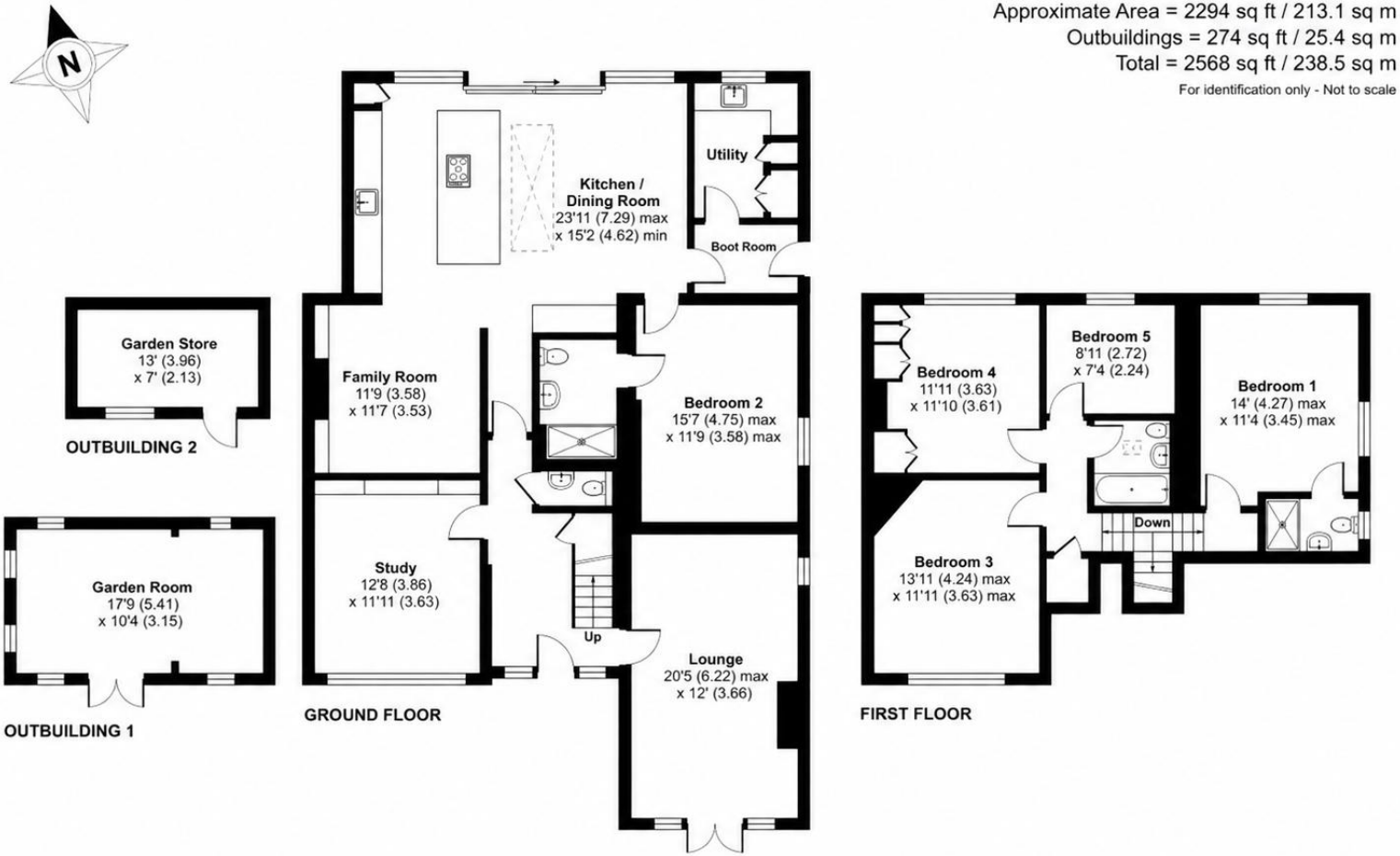
LOCATION

Shere has a reputation as one of Surrey's most popular villages set within the picturesque and tranquil countryside amongst the Surrey hills and the North Downs. Made famous on the silver screen by Hollywood movies such as 'The Holiday', the historic village of Shere is a sought-after destination for homebuyers in search of a classic English village with local shops, restaurants and traditional country pubs.

Whilst Shere offers an opportunity for its residents to escape the hustle and bustle of the more urban areas of Surrey, it also remains close enough to the A3 and M25 for London commuters, as well as Gatwick and Heathrow airports for international travel. By train, London can be reached within 35 minutes from Guildford station while Gomshall and Dorking stations have services to London Waterloo and London Bridge stations taking between 50 and 70 minutes.

The Willows, Gomshall Lane, Shere, Guildford, GU5

Approximate Area = 2294 sq ft / 213.1 sq m
Outbuildings = 274 sq ft / 25.4 sq m
Total = 2568 sq ft / 238.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023.
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