

Sandwood, Gomshall, Surrey



A brilliantly modernised and extended family home in a superb situation.

Summary of accommodation

Main House

Entrance hall | Snug | Living/dining room

Kitchen/breakfast room | Utility room | Cloakroom

Five bedrooms | Family bathroom

Two ensuite shower rooms

Garden and Grounds

Drive | Office | Garage | Garden | Vegetable garden

Woodland

In all about 1.27 acres



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Frank**

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Situation

This part of Surrey is renowned for its accessibility to Central London, yet at the same time offering some of the prettiest countryside in England being in the midst of The Surrey Hills Area of Outstanding Natural Beauty.

The village of Gomshall is regarded as one of the most desirable and attractive villages in the area, located on the banks of the River Tillingbourne a favoured village surrounded by miles of open countryside, pretty villages and accessible to both Guildford and Dorking town centres. Popular with walkers, cyclists, horse riders and families moving out of London, the village itself has two pubs, a cafe and a range of shops as well as a station providing services from Redhill to Reading via Guildford. Communications are excellent with train stations in Gomshall and Guildford.

There are a range of local schools in the area, both state and private including The Royal Grammar School and Guildford High School, St Catherine's in Bramley, Cranmore at West Horsley, Prior's Field and Charterhouse in Godalming and Cranleigh School in Cranleigh.

Distances

Gomshall village centre 0.6 miles, Shere 1.2 miles, Guildford 7.2 miles, Central London 35.8 miles.

Stations: Gomshall Station 1.3 (London Waterloo from 55 mins), Guildford Station 8.3 miles (London Waterloo from 33 mins).

Airports: London Heathrow 24.2 miles, London Gatwick 18.9 miles.

(Distances and times approximate)

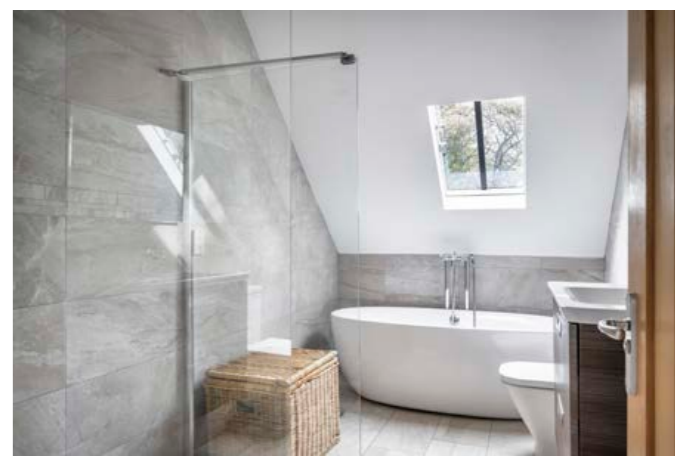


Sandwood

Sandwood is a superb modern family home with amazing well-lit internal spaces that benefit from wonderful views across the gardens and grounds to the open countryside beyond.

As well as a massive open plan kitchen/breakfast room that opens out into the dining and living room, there is a separate snug, utility room and cloakroom.

On the first floor approached via an amazing staircase is a central landing giving access to the five bedrooms and family bathroom, two of the bedrooms benefit from ensuite shower rooms and all enjoy delightful views.





Outbuildings

To the rear of the house is a substantial terrace, to one side of which is a modern 'Green Retreats' office. To the other side of the house is a timber garage.

Garden and grounds

In addition to the extensive drive with parking and turning area, is the main garden to the rear of the house comprising sweeping lawns and mature native and specimen trees. Beyond this a central path leads to a productive vegetable garden. The land then extends in to a beautiful area of natural woodland.

Approximate Gross Internal Floor Area
 Main House: 2,454 sq. ft / 227.95 sq. m
 Garage: 199 sq. ft / 18.53 sq. m
 Outbuilding: 174 sq. ft / 16.19 sq. m
 Total: 2,827 sq. ft / 262.67 sq. m



Property Information

Tenure: Freehold.

Services: We are advised by our clients that the property has mains water, electricity, drainage and gas.

Local Authority & Council Tax Band: Guildford Borough Council. 01483 505050. Band G

Energy Performance Certificate Rating: Band C

Directions (Postcode: GU5 9QE)

From Guildford proceed out through Merrow on the A25, turning right towards Newlands Corner. Continue down the hill passing Silent Pool on the left, by-passing the village of Shere. On passing the 30 miles per hour speed limit sign before the village of Gomshall, take the first right in to Queens Street, opposite the Murco garage. Continue along Queen Street through the village. On leaving the village proceed to the next junction and head straight on, over the level crossing. After about 0.45 mile, the entrance to Sandwood will be found on the left hand side.

Viewings

All viewings strictly by appointment only through the vendors' sole selling agent, Knight Frank LLP.



Fixtures and fittings: A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.
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