

Gosling Cottage  
Worplesdon, Surrey



Strutt  
& Parker

Land and property. Since 1885.

A charming period home featuring a wealth of character, including exposed timber beams and leaded-light windows, set within beautiful mature gardens in a highly regarded Surrey village setting.

#### Property

Gosling Cottage is a quintessential period home, offering a balanced blend of traditional character and well-proportioned living space. The property is defined by its attractive brick elevations and leaded-light windows, while the interior retains a wealth of original features, including beamed ceilings and brick-built fireplaces.

The ground floor accommodation centres around two principal reception rooms, comprising a dual-aspect drawing room and a separate sitting room, both featuring wood-burning stoves and stable-style doors. A dedicated study provides a practical work-from-home space, set apart from the main living areas. The kitchen is fitted with rustic wooden units, granite work surfaces, a Butler sink and a range-style cooker, set upon a tiled floor, while a utility room and ground floor shower room add further convenience.

On the first floor are three bedrooms, each featuring sloped ceilings and charming cottage-style windows. The principal bedroom enjoys views over the gardens and includes bespoke fitted vanity units, while the second bedroom benefits from extensive built-in wardrobes. A well-proportioned family bathroom, finished with traditional timber panelling, completes the first floor accommodation.

Externally, the property is approached via a gated, brick-paved driveway providing ample parking and access to a detached garage. The gardens are a particular feature, mainly laid to level lawn and bordered by mature trees and established hedging, affording a good degree of privacy. A timber pergola with decking provides an inviting seating and dining area, overlooking a rockery and well-stocked flower beds, creating a private and well-established outdoor setting.



#### Location

Gosling Cottage enjoys a peaceful semi rural setting in Worplesdon, a highly regarded village on the outskirts of Guildford, surrounded by open countryside yet exceptionally well placed for access to nearby towns and excellent transport links. The village offers a strong sense of community with local pubs, a church and everyday amenities, while nearby Guildford provides a comprehensive range of shopping, leisure and cultural facilities, together with a vibrant town centre. Woking and the surrounding Surrey towns are also easily accessible, expanding the choice of retail and employment opportunities.

The area is particularly well served by highly regarded schooling, including outstanding state and independent options such as Royal Grammar School Guildford, Guildford High School, St Catherine's School, Charterhouse and Hoe Bridge School.

Communications are excellent, with Worplesdon station providing regular rail services to London Waterloo, while the A3 offers swift access to London, the M25 and the south coast. Both Heathrow and Gatwick airports are within around 30-40 minutes by car, making the location ideal for commuters and international travel alike.

Postcode region: GU3

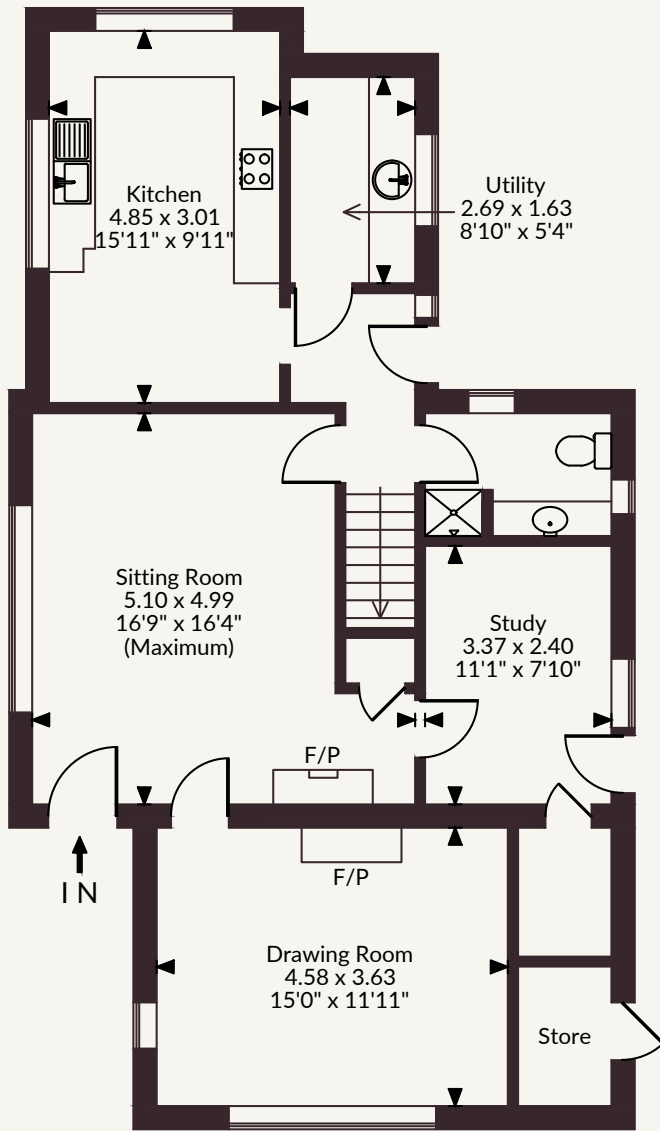
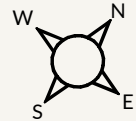
#### General

Local Authority: Guildford Borough Council  
Services: Mains water and electricity. Oil fired heating, private drainage (we understand it is compliant with current regulations)  
Council Tax: Band G  
EPC Rating: TBC  
Mobile and Broadband checker: Information can be found here <https://checker.ofcom.org.uk/en-gb/>

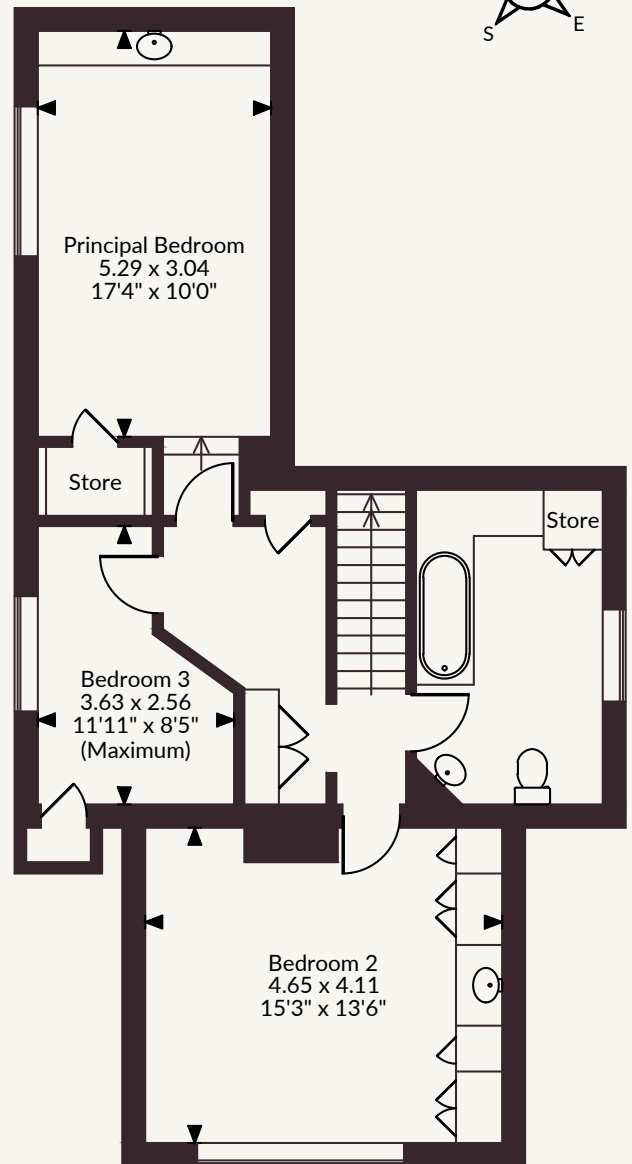
**1,636 sq ft (152 sq m)**  
**3 reception rooms | 3 bedrooms**  
**2 bathrooms**  
**Garage**  
**0.26 acre**  
**Village | Freehold**

**Guide price £1,200,000**

Gosling Cottage, Goose Rye Road, Worplesdon, Surrey  
 Internal area 1,636 sq ft (152 sq m)



Ground Floor



First Floor

Garage 5.84 x 4.98

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.  
 © ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8695314/SS

## Strutt & Parker Guildford

215-217 High Street, Guildford, GU1 3BJ  
 01483 306565 | [guildford@struttandparker.com](mailto:guildford@struttandparker.com)



@struttandparker struttandparker.com

**Strutt & Parker**

Land and property. Since 1885.

**IMPORTANT NOTICE:** Strutt & Parker gives notice that: 1. These particulars do not constitute an offer or contract or part thereof. 2. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate and not necessarily to scale. Any prospective purchaser must satisfy themselves of the correctness of the information within the particulars by inspection or otherwise. 3. Strutt & Parker does not have any authority to give any representations or warranties whatsoever in relation to this property (including but not limited to planning/building regulations), nor can it enter into any contract on behalf of the Vendor. 4. Strutt & Parker does not accept responsibility for any expenses incurred by prospective purchasers in inspecting properties which have been sold, let or withdrawn. 5. We are able to refer you to SPF Private Clients Limited ("SPF") for mortgage broking services, and to Alexander James Interiors ("AJI"), an interior design service. Should you decide to use the services of SPF, we will receive a referral fee from them of 25% of the aggregate of the fee paid to them by you for the arrangement of a mortgage and any fee received by them from the product provider. Should you decide to use the services of AJI, we will receive a referral fee of 10% of the net income received by AJI for the services they provide to you. 6. If there is anything of particular importance to you, please contact this office and Strutt & Parker will try to have the information checked for you. Strutt & Parker is a trading style of BNP Paribas Real Estate Advisory & Property Management UK Limited. Photographs taken June 2026. Particulars prepared June 2026.