

Stepaside

8 Minster Road Busbridge Godalming Surrey GU7 1SP



EMERY & ORCHARD
ESTATE AGENTS



An attractive and deceptively spacious 3/4 bedroom semi detached family house with a lovely south facing garden located in an established residential road in the much favoured Busbridge area of Godalming.

Price: £675,000
Freehold

01483 419 300

20 High Street, Godalming, Surrey,
GU7 1EB
fax 01483 419 400
e-mail office@emery-orchard.co.uk



www.emery-orchard.co.uk



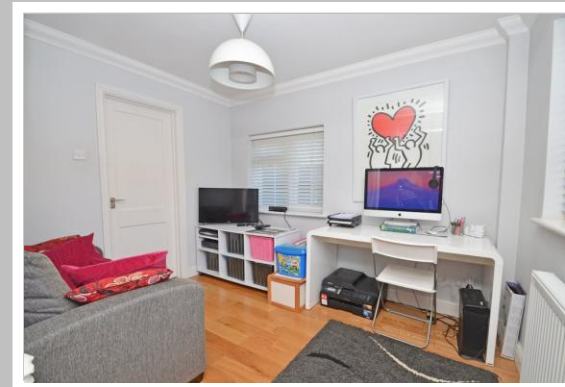
Mature Residential Road ♦ Living Room ♦ Kitchen/Breakfast Room ♦ Study/Bedroom Four ♦ Three/Four Bedrooms
♦ Family Bathroom & En-Suite Shower Room ♦ Gas Central Heating ♦ Double Glazed Windows
♦ South Facing Rear Garden ♦ Off Road Parking for Several Cars

DESCRIPTION 8 Minster Road is an attractive 3/4 bedroom semi detached house believed to have been built in the 1950s having brick elevations under a pitched tiled roof. The present owners purchased the house in 2006 and in 2011 they extensively refurbished the property adding a rear extension creating a superb kitchen/dining room which takes advantage of a lovely aspect over the south facing rear garden. Internally, the house now offers bright, spacious and adaptable accommodation presented in good decorative order throughout. On the ground floor there is a generous entrance hall that gives access to the kitchen/dining room. From this room there are double doors that open into an impressive 20ft living room which in turn gives access to a very useful study/bedroom having the benefit of an en-suite shower room. On the first floor there are three good sized double bedrooms and a family bathroom. The house also benefits from gas fired central heating and replacement sealed unit double glazed windows. Outside, to the front of the house is a wide gravelled driveway providing off road parking for several cars. A side pathway leads to the front door as well as giving access to the south facing rear garden where there is a raised full width paved sun terrace which leads onto a good sized level lawn which offers a good deal of privacy being enclosed by panel fencing and many mature shrubs and trees. 8 Minster Road is likely to appeal to purchasers seeking a family house in an established residential area that is within easy reach of excellent local schools, the town centre and main line station.

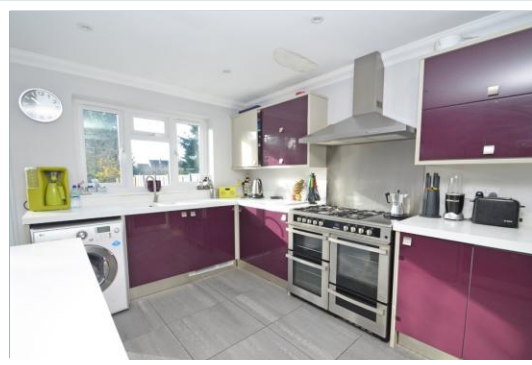
SITUATION The property is located in Minster Road, in the much favoured Busbridge area of Godalming. Busbridge is a highly regarded established residential area lying on the southern side of Godalming being conveniently located within easy reach of the town centre and main line station. Within the area there is a 14 acre recreation ground with a cricket/football pitch, multi-use games area and tennis courts. Schools in the area include the popular Busbridge Infant and Junior schools as well as Rodborough Secondary School and Godalming Sixth Form College which was awarded Beacon status in 2006. Godalming town has an excellent variety of shops, supermarkets, leisure and recreational facilities together with a number of public houses and restaurants. For the commuter, the main line station serves Waterloo in approximately 45 minutes while regular bus services are available nearby linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Milford and Hurtmore and provides road communications to London and the south coast as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. For the walking enthusiast Godalming is surrounded by some of Surrey's most beautiful countryside there being much common and heath land owned or managed by The National Trust. The West Surrey Golf Club can also be found nearby as well as golf courses in Milford, Hurtmore and Chiddingfold.

Directions: Proceed to the top of the High Street and at the T junction turn left continuing straight across the traffic lights and on in to Holloway Hill. Continue up Holloway Hill and at the T junction turn left into Tuesley Lane and continue for approximately 1/4 mile where the turning for Minster Road will be found on your left hand side just after the turning for Quartermile Road. Number 8 Minster Road will be found after a short distance on your right.

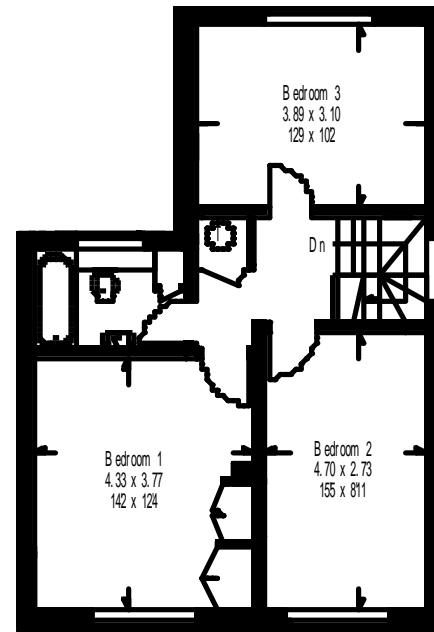
Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed. The distance to services & schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



Main Line Station – 1.1 miles (Waterloo approx 45/50 mins) Godalming – 1.0 miles Guildford – 6.5 miles
 Farnham – 10.5 miles Haslemere – 9.0 miles Gatwick – 30.3 miles Heathrow – 30.5 miles
 A3 – 3.7 miles M25 – 15.1 miles M3 – 17.1 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>92-100 A</p> <p>81-91 B</p> <p>69-80 C</p> <p>55-68 D</p> <p>39-54 E</p> <p>21-38 F</p> <p>1-20 G</p> <p>Not energy efficient - higher running costs</p>			
66	85	63	85
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	



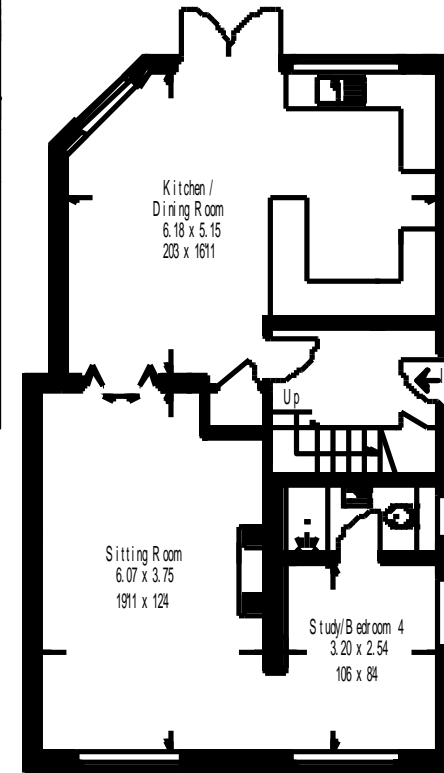
First Floor

This plan is for represent at on purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage quoted. Any figures quoted should not be used as a basis for valuation.



Minster Road, Godalming

Approximate Gross Internal Area
 Ground Floor = 73.3 sq m / 789 sq ft
 First Floor = 55.6 sq m / 597 sq ft
 Total = 129.1 sq m / 1386 sq ft



Ground Floor