

# 2 Meadow Close

Farncombe Surrey GU7 3PS



EMERY & ORCHARD  
ESTATE AGENTS



An attractive four bedroom detached family house with large partly walled garden located in a small private cul de sac and enjoying lovely views over Farncombe and beyond.

**Guide Price: £775,000**  
**Freehold**

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Entrance Hall ♦ 22ft Double Aspect Living Room ♦ Kitchen/Dining Room ♦ Conservatory ♦ Utility Room ♦ Cloakroom  
♦ Four Good Sized Bedrooms ♦ Bathroom ♦ En-Suite Shower Room  
♦ Garage ♦ Large Garden with Lovely Views

**DESCRIPTION** 2 Meadow Close is an attractive detached four bedroom family home believed to have been originally built in the 1950s being traditionally constructed having brick elevations under a pitched tiled roof. Over the years the house has been the subject of many improvements with works that have included a two storey extension adding a master bedroom suite and creating a large kitchen/dining area together with a useful utility room and integral garage. Internally the house now offers spacious and adaptable accommodation that includes on the ground floor a large entrance hall and 22ft double aspect living room with open fireplace as well as a kitchen/dining room, conservatory, useful utility room and cloakroom. On the first floor there are four good sized bedrooms, with an en-suite shower room to the master bedroom and a family bathroom. The house also benefits from replacement sealed unit double glazed windows, gas fired central heating, PV panels and solar hot water system. Outside the house enjoys an elevated setting approached via a long driveway providing off road parking for several cars. The gardens are a particular feature of the house being partly walled and offering a good deal of privacy with many mature shrubs and trees. Directly behind the house there is a large full width gravel patio with retaining walls with steps and pathway leading up to an extensive lawned area from which there are far reaching views over Godalming and beyond. The property is likely to appeal to purchasers seeking a family home conveniently located within walking distance of excellent local amenities including a main line station serving London Waterloo

**SITUATION** The property occupies an enviable elevated setting located at the end of a small private road and enjoying lovely views over Farncombe and beyond. Farncombe village centre is within easy reach and offers an excellent range of shops catering for day to day needs which include a supermarket, butcher and post office and a number of other retailers. For the commuter, there is a main line station serving Waterloo in approximately 45 minutes whilst access to the A3 is also available nearby at Compton and provides road communication to London and the south coast, as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. There are schools to suit all age groups in the surrounding area while sporting and recreational facilities are well catered for at Broadwater Park where there is Godalming Leisure Centre, a driving range, golf course, and tennis courts. Godalming's town centre is only 1 mile from Farncombe and provides a more comprehensive range of facilities, both Sainsbury's and Waitrose supermarkets together with a wide choice of public houses and restaurants. For the walking enthusiast, there are many areas of outstanding natural beauty in the surrounding district, there being much common and heath land owned or managed by The National Trust

**Directions:** From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first exit left into Chalk Road and then the second right into Nightingale Road. Continue to the end of Nightingale Road and at the T junction turn left into Farncombe Street. Farncombe Street then leads into Binscombe Lane and Meadow Close will then be found as the second turning on your left hand side.

**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.

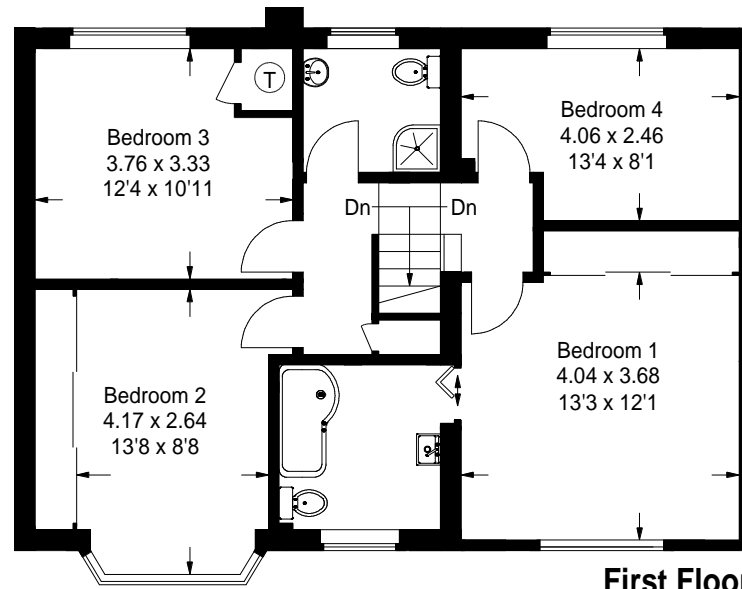




Farncombe Main Line Station – 0.5 miles (Waterloo approx 45/50 mins) Godalming – 1 mile Guildford – 3.7 miles  
 Farnham – 9.6 miles Haslemere – 10.9 miles Gatwick – 27.3 miles Heathrow – 24.9 miles  
 A3 – 2.3 miles M25 – 13.7 miles M3 – 15.1 miles



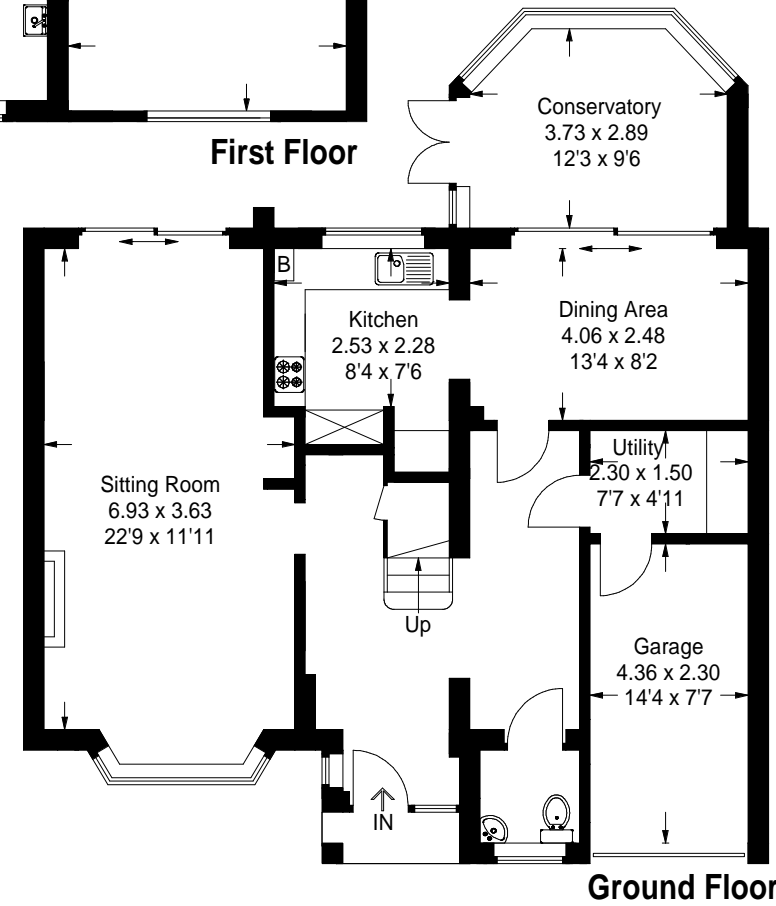
Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
64	80	67	83
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



This plan is for representation 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 if quoted. Any figures if quoted should not be used as a basis for valuation.

## Meadow Close, Farncombe

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
= 93.3 sq m / 1004 sq ft  
First Floor = 73.8 sq m / 794 sq ft  
Total = 167.1 sq m / 1798 sq ft



Ground Floor

