

# 25 Nursery Road

Farncombe Surrey GU7 3JU



EMERY & ORCHARD  
ESTATE AGENTS



A most attractive three bedroom detached family house with garden office/studio and large garden backing onto Broadwater Park located with easy reach of the village centre and station.

**Guide Price: £625,000**  
**Freehold**

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Entrance Hall & Cloakroom ♦ Sitting Room with Woodburner ♦ Superb Kitchen/Dining Room ♦ Conservatory  
♦ Three Bedrooms ♦ Bathroom ♦ Gas Central Heating & Double Glazing ♦ Garden Office/Studio  
♦ Attractive Garden Backing onto Broadwater Park ♦ Driveway & Small Garage

**DESCRIPTION:** A rare opportunity to buy a delightful three-bedroom detached family home on a sought after residential road backing directly on to Broadwater Park, close to both the village centre and station. The property was built in the 1930s and has in recent years been the subject of considerable improvement by the current owners, who have created a stylish and characterful home offering well-planned accommodation with scope for extension. On the ground floor, the accommodation comprises a good-sized entrance hall with cloakroom and hall cupboard, bay-fronted sitting room with cast iron Chesneys wood burner, a superb 27ft contemporary kitchen/dining room with walnut flooring and Corian worksurfaces, and a conservatory. On the first floor there is a landing, three bedrooms and a bathroom. Outside, a block pavior driveway provides off-road parking for two vehicles and there is also a small garage. The rear garden is a particular feature, having been attractively landscaped and offering direct access on to Broadwater Park. There is also a fully-insulated modern garden office/studio with power, light, and broadband connectivity. The property is likely to appeal to buyers seeking a well-planned family home in a popular location and early inspection is highly recommended.

**SITUATION:** Farncombe is a large village with a population of approximately 3,000 adjoining Godalming lying to the north. The village 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 including Farncombe Infant and Godalming Junior School, while sporting and recreational facilities are well catered for at Broadwater Park where there is the newly opened 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 heathland 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. On reaching the next roundabout take the second exit onto the A3100 (Meadow) and then take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T-junction by the shops, turn right into Summers Road. Continue along Summers Road and take the second turning on your right hand side into Nursery Road and Number 25 will then be found 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.

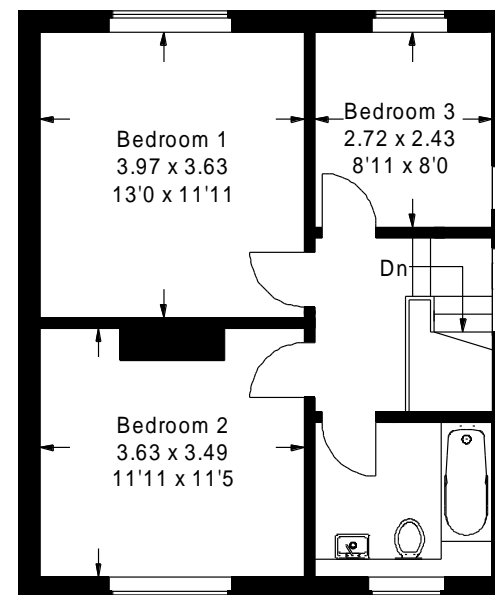




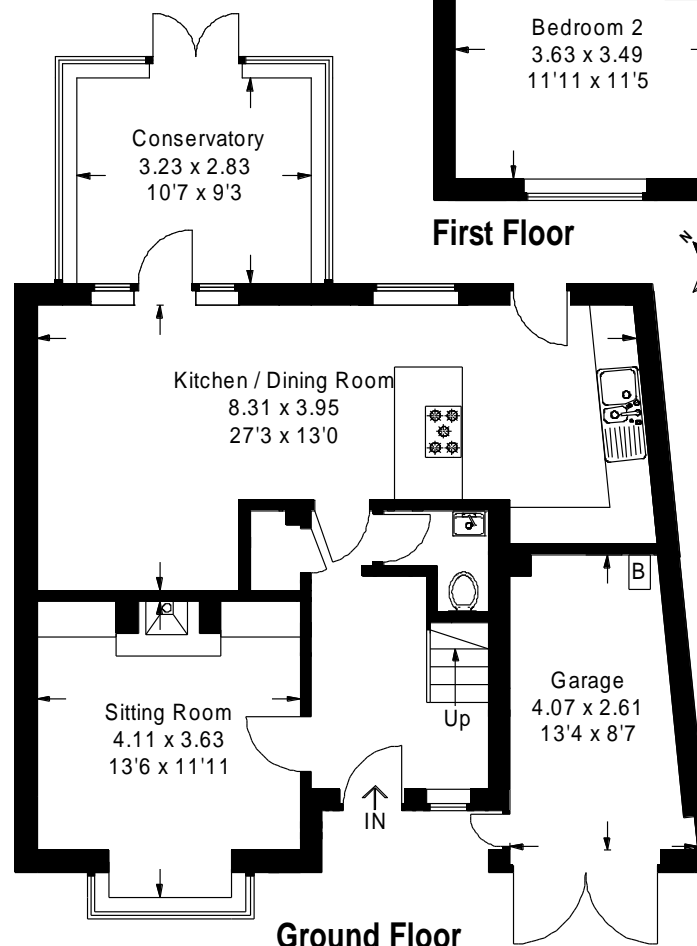
Farncombe Main Line Station – 0.3 miles (Waterloo approx. 45mins) Godalming – 1.2 miles Guildford – 4.4 miles  
 Farnham – 10.7 miles Haslemere – 10.2 miles Gatwick – 26.4 miles Heathrow – 27.9 miles  
 A3 – 2.7 miles M25 – 14.9 miles M3 – 15.9 miles

# Nursery Road, Farncombe

Approximate Gross Internal Area  
Ground Floor = 64.1 sq m / 690 sq ft  
First Floor = 47.2 sq m / 508 sq ft  
Garage = 9.7 sq m / 104 sq ft  
Garden Studio / Home Office  
9.6 sq m / 103 sq ft  
Total = 130.6 sq m / 1405 sq ft

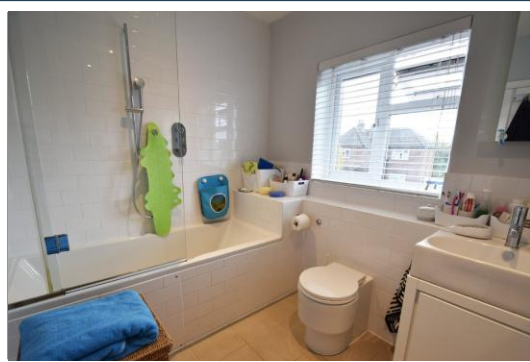


First Floor



Ground Floor

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.



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

Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
A (92-100)	81
B (81-91)	
C (69-80)	68
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	