

37 Wolseley Road

Godalming Surrey GU7 3EA



EMERY & ORCHARD
ESTATE AGENTS



A most attractive four bedroom detached Victorian family house with many character features set in a sought after location being within easy reach of Godalming town centre and Farncombe station.

Guide Price: £785,000
Freehold

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Entrance Hall ♦ Cloakroom ♦ Sitting Room with Fireplace ♦ Dining Room with Fireplace ♦ 22ft Kitchen /Breakfast Room
♦ Landing ♦ Master Bedroom with En Suite Shower Room ♦ Three Further Double Bedrooms ♦ Family Bathroom ♦ Separate WC
♦ Off Road Parking ♦ Attractive Garden Backing On To Recreation Ground

DESCRIPTION 37 Wolseley Road is a most attractive four double bedroom Victorian detached house occupying a great location set in this established residential road, backing onto the recreation ground and only a few minutes walk from the station. The house, which has brick elevations with sash windows under a pitched tiled roof, was originally built in 1898 and has in recent years been the subject of considerable improvement while care has been taken to retain much of the charm and character of the property's Victorian era. The works to the property have included the conversion of the loft, creating a triple aspect fourth bedroom as well as a two storey extension creating an impressive 22ft dual aspect kitchen/breakfast room with double door leading out to the garden and adding a large en-suite shower room to the master bedroom. The property provides well planned and adaptable accommodation presented to a high standard that includes on the ground floor, an entrance hall, cloakroom, a delightful bay fronted sitting room with open fireplace, separate dining room and the kitchen/breakfast room. On the first floor there is a landing, master bedroom with en-suite shower room, two further good size bedrooms and a bathroom with separate wc. On the second floor there is a triple aspect fourth bedroom. Outside, there is off-road parking at the front and an attractive level rear garden with patio and gate leading onto the recreation ground. The property is likely to appeal to purchasers seeking a characterful family house in a highly convenient location and internal inspection is highly recommended.

SITUATION Godalming is a typical English market and coaching town situated on the River Wey. It has a population of approximately 21,000 and lies midway between London and the south coast. The town still retains a market every Friday and has a good selection of independent and national retailers amongst its narrow and attractive streets, many of which are lined with ancient and historic buildings. The town also benefits from a good number of pubs, restaurants and cafes together with occasional visiting French and Italian markets, and an annual Godalming Food Festival. For the commuter, Godalming and Farncombe main line stations serve Waterloo in approximately 45 minutes and bus services are available from the town linking with neighbouring towns and villages including Guildford, which lies approximately 4 miles to the north. Access to the A3 is available at Hurtmore and Milford and provides road communication to London and the south coast as well as access to both Heathrow and Gatwick airports via the M25 and M23 motorways. Sporting and recreational facilities are well catered for at Godalming Leisure Centre located at Broadwater Park, which also offers a driving range and golf course as well as tennis courts. There are an excellent number of private and state schools in the town serving all age groups and for the walking enthusiast there are many areas of outstanding natural beauty in the surrounding area including 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 second exit straight on into Meadow (A3100). Continue along Meadow and take the second turning on your left hand side into Llanaway Road. Continue to the end of Llanaway Road and turn right into Wolseley Road and number 37 will be found towards the end on your left hand side.

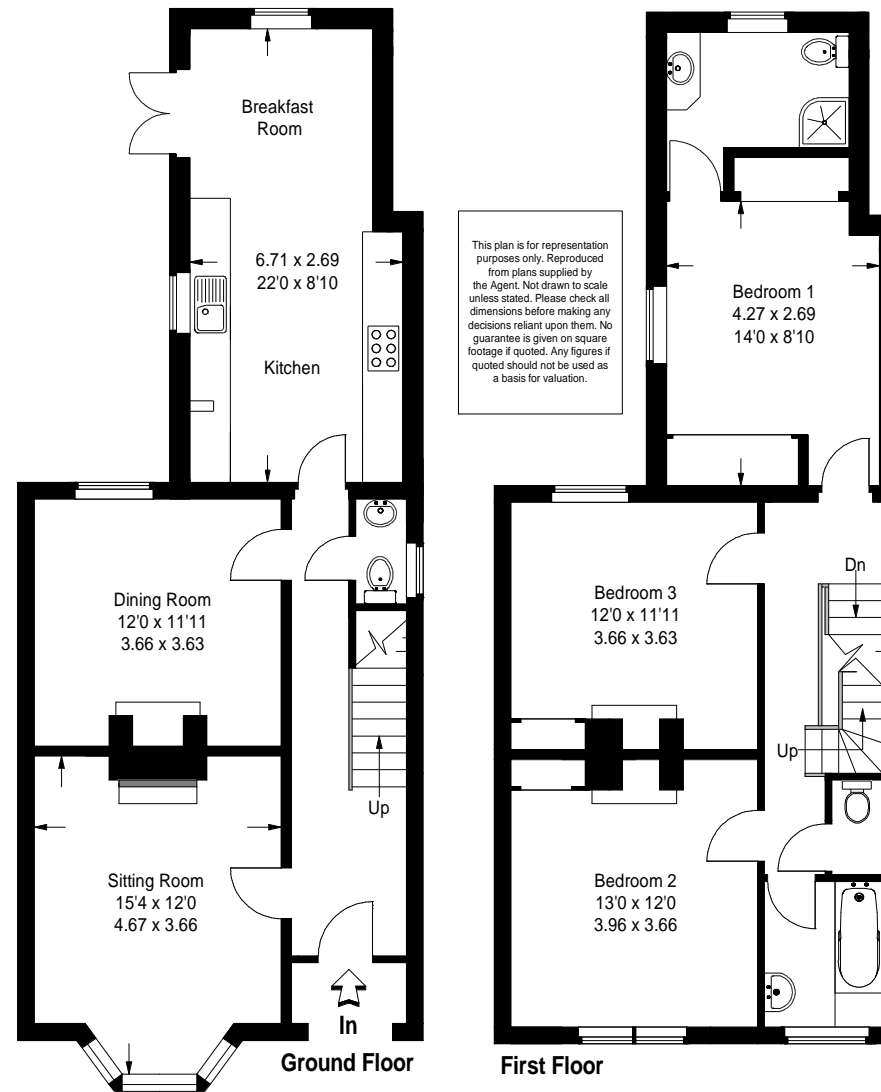
Note: These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these 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 45/50 mins) Godalming – 0.7 miles Guildford – 3.8 miles
 Farnham – 10.3 miles Haslemere – 9.5 miles Gatwick – 25.9 miles Heathrow – 27.4 miles
 A3 – 2.7 miles M25 – 13.2 miles M3 – 18.1 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



37 Wolseley Road Godalming



Approximate Gross Internal Floor Area :-	
Ground Floor	62 sq m / 667 sq ft
First Floor	62 sq m / 667 sq ft
Second Floor	13.8 sq m / 148 sq ft
Total	137.8 sq m / 1482 sq ft

