

# 2 Shackstead Lane

Godalming Surrey GU7 1RW



EMERY & ORCHARD  
ESTATE AGENTS



An attractive detached four bedroom family house with large garden located in an established and popular residential area of Godalming being within easy reach of the town centre and main line station.

**Guide Price: £745,000**  
**Freehold**

**01483 419 300**

20 High Street, Godalming, Surrey,  
GU7 1EB  
fax 01483 419 400  
e-mail [office@emery-orchard.co.uk](mailto:office@emery-orchard.co.uk)



[www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)

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Entrance Hall ◆ 22ft Sitting Room ◆ Family Room ◆ Kitchen/Dining Room ◆ Utility Room ◆ Cloakroom  
◆ Four Double Bedrooms ◆ Bathroom & Shower Room ◆ Driveway & Garage  
◆ South Facing Rear Gardens

**DESCRIPTION:** 2 Shackstead Lane is an attractive detached four bedroom family house located in an established and popular residential area of Godalming being within easy reach of the town centre and main line station. The house is believed to have been originally built in the late 1930s and was 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 two extensions in 1976 and 2007 significantly increasing the size of the original house. Internally the property now offers bright, spacious and adaptable accommodation which is ideally suited to family life. On the ground floor the accommodation includes an impressive 22ft sitting room, family room and kitchen/dining room together with a useful utility area and cloakroom. On the first floor there is a 19ft master bedroom with feature vaulted ceiling, three further double bedrooms, bathroom and shower room. The house also benefits from gas fired central heating and double glazed windows. Outside, a driveway provides off road parking for several cars and leads to a detached garage. The gardens are principally arranged to the rear of the house where there is a paved sun terrace leading onto a large area of gently sloping lawn. The garden offers a good deal of privacy screened by many mature shrubs and trees and enjoys a southerly aspect. The house is likely to appeal to purchasers seeking a family home that is within easy reach of the town centre.

**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, proceed to the top of the High Street passing The Pepperpot and bearing left at the end to the traffic lights. At the traffic lights turn right into Ockford Road and at the roundabout by the Inn on the Lake take the left hand exit into Shackstead Lane. Continue up Shackstead Lane and at the mini roundabout take the second exit into Pullman Lane and the driveway for the property will then be seen immediately 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.



Main Line Station – 0.7 miles (Waterloo approx 45/50 mins) Godalming – 0.5 miles Guildford – 4.8 miles  
Farnham – 9.3 miles Haslemere – 8.2 miles Gatwick – 32.4 miles Heathrow – 29.1 miles  
A3 – 2.3 miles M25 – 16.1 miles M3 – 15.6 miles



Energy Efficiency Rating		Environmental (CO <sub>2</sub> ) Impact Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p>			
A	A	A	A
B	B	B	B
C	C	C	C
D	D	D	D
E	E	E	E
F	F	F	F
G	G	G	G
<p>Not energy efficient - higher running costs</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			
69	81	63	76
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

