

Crown Cottage

Tuesley Lane Godalming Surrey GU7 1SB



EMERY & ORCHARD
ESTATE AGENTS



An attractive four bedroom Bargate Stone fronted Victorian house occupying an enviable location in a mature residential road in the popular Busbridge area of Godalming

Guide Price: £645,000
Freehold

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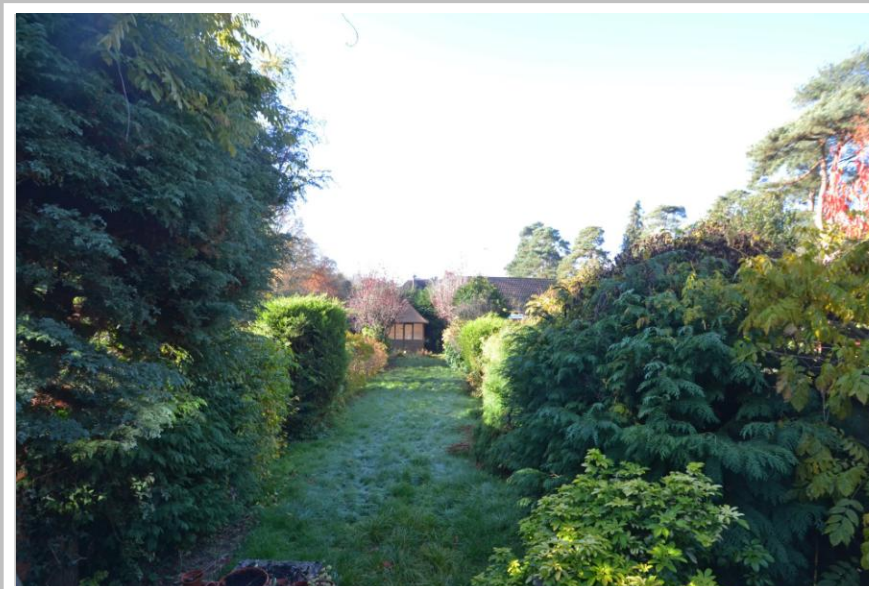
Entrance Hall ♦ Sitting Room ♦ Dining Room ♦ Kitchen ♦ Conservatory ♦ Cloakroom
♦ Four Bedrooms ♦ Bathroom & Shower Room ♦ Gas Heating & Double Glazing ♦ Garden & Garage

DESCRIPTION Crown Cottage is an attractive Victorian bay fronted semi detached house occupying an enviable location in an established residential road in the popular Busbridge area of Godalming being within half a mile of the town centre and main line station. Internally the house retains a good deal of charm and character and offers spacious and adaptable accommodation arranged over three floors. On the ground floor there is a bay fronted sitting room, dining room, kitchen with adjoining conservatory and cloakroom. A spiral staircase from the entrance hall leads up to the first floor where there is a master bedroom with en suite bathroom as well as a further double bedroom and shower room. On the second floor there are two further bedrooms. The house also benefits from double glazed windows and gas fired central heating. Outside a shared driveway provides access to a single garage. The gardens are arranged principally to the rear of the house and offer a good deal of privacy with many mature shrubs and hedging. The property is likely to appeal to purchasers seeking a character home within easy reach of the town centre and main line station.

SITUATION 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 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: From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard way. Continue through two sets of traffic lights and at the third set turn left into Holloway Hill. Crown Cottage will then be found just after the brow of the hill on the right just after the turning into Braemar Close.

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.



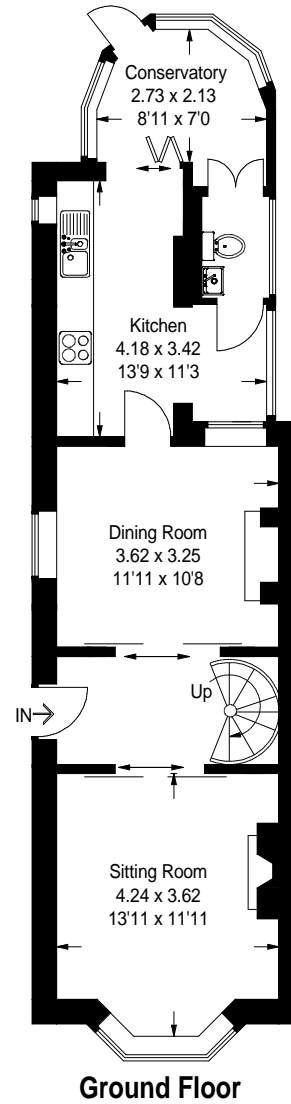
Main Line Station – 0.5 miles (Waterloo approx 45/50 mins) Godalming – 0.3 miles Guildford – 4.8 miles
 Farnham – 9.5 miles Haslemere – 8.5 miles Gatwick – 34 miles Heathrow – 29.3 miles
 A3 – 3.2 miles M25 – 13.8 miles M3 – 18 miles



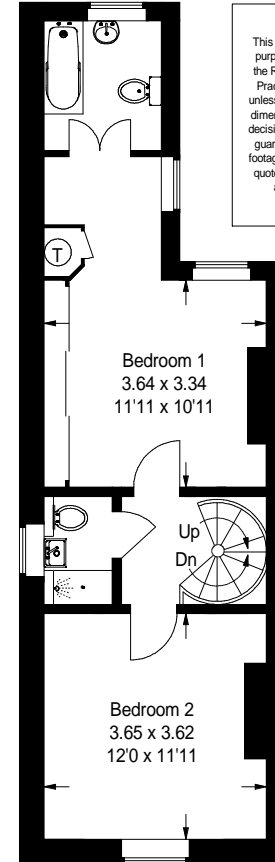
Energy Efficiency Rating			Environmental (CO ₂) Impact Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
A (92-100)			A (92-100)		
B (81-91)			B (81-91)		
C (69-80)			C (69-80)		
D (55-68)			D (55-68)		
E (39-54)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

Tuesley Lane, Godalming

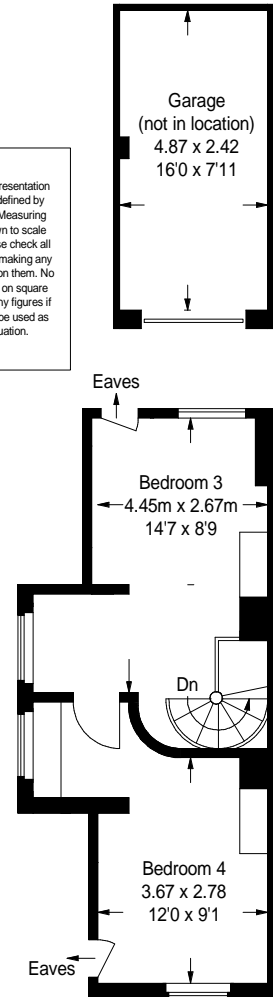
Approximate Gross Internal Area
 Ground Floor = 54.2 sq m / 583 sq ft
 First Floor = 40.6 sq m / 437 sq ft
 Second Floor = 28.9 sq m / 311 sq ft
 Garage = 11.6 sq m / 125 sq ft
 Total = 135.3 sq m / 1456 sq ft



Ground Floor



First Floor



Second Floor