

112 Busbridge Lane

Busbridge Godalming Surrey GU7 1QJ



EMERY & ORCHARD
ESTATE AGENTS



A tastefully extended and refurbished four bedroom semi detached family house with off road parking and large garden located in the popular Busbridge area of Godalming within easy reach of the town centre and main line station.

Price: £695,000 Freehold

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Entrance Hall ♦ Sitting Room ♦ Dining Room ♦ Family Room ♦ Kitchen ♦ Utility Room ♦ Cloakroom
♦ Four Bedrooms ♦ Two Bathrooms ♦ Off Road Parking ♦ Large Garden

DESCRIPTION 112 Busbridge Lane is a deceptively spacious four bedroom semi detached family home occupying an enviable position in a mature residential road in the much sought after area of Busbridge being within one mile of the town centre. The house was originally built in the 1920s being traditionally constructed with brick elevations under a pitched tiled roof. In recent years the present owners have tastefully refurbished the house with works that have included a ground floor rear extension and loft conversion. Internally the house now offers bright, spacious and adaptable accommodation which includes on the ground floor, entrance hall, sitting room, kitchen, dining room and family room as well as a useful utility room and cloakroom. On the first floor there is a large landing, three bedrooms and bathroom whilst on the second floor there is a master bedroom with en-suite shower room. The house also benefits from gas central heating and replacement sealed unit double glazed windows throughout. Outside, a gravelled driveway provides off road parking for at least four cars, a side gate then gives access to the rear garden where there is a large paved patio leading onto a good sized level lawn. The garden enjoys a westerly aspect and offers a good deal of privacy with many mature shrubs and trees. The house is likely to appeal to purchasers seeking a flexible family home that is within easy reach of the town centre and main line station.

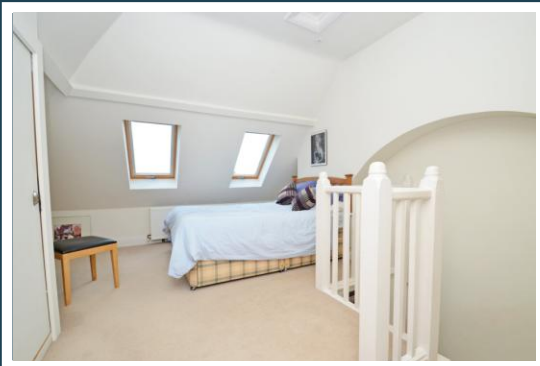
SITUATION Busbridge is a highly regarded established residential area lying on the southern side of Godalming being conveniently located within easy reach of the town centre and main line station. Within the area there is a 14 acre recreation ground with a cricket/football pitch, multi-use games area 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 to the mini roundabout and take the right hand exit into Flambard Way. Continue to the second set of traffic lights where you turn left into the Brighton Road. Continue along the Brighton Road and after approximately ½ mile turn right into The Drive just before Busbridge Church. Continue along The Drive and take the fourth turning on your left hand side into Busbridge Lane. 112 will then be found after a short distance on your right 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.



Godalming Main Line Station – 1.1 miles (Waterloo approx 45/50 mins) Godalming – 0.9 miles Guildford – 5.4 miles
 Farnham – 9.7 miles Haslemere – 8.7 miles Gatwick – 31.8m miles Heathrow – 29.6 miles
 A3 – 2.8 miles M25 – 16.8 miles M3 – 18.2 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
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	
63	77	55	71
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Busbridge Lane, Godalming

Approximate Gross Internal Area (Including Reduced Headroom)

Ground Floor = 71 sq m / 764 sq ft

First Floor = 44.5 sq m / 479 sq ft

Second Floor = 26.3 sq m / 283 sq ft

Total = 141.8 sq m / 1526 sq ft

