

The Oaks

Broadford Road Peasmarsh Guildford Surrey GU3 1NQ



EMERY & ORCHARD
ESTATE AGENTS



A fabulous four bedroom double fronted detached Victorian family home having a wealth of period features and now offering scope for modernisation set in delightful secluded gardens and grounds of approx. 3/4 of an acre, occupying a convenient location being within easy reach of both Godalming and Guildford.

Price: Guide £1,100,000
Freehold

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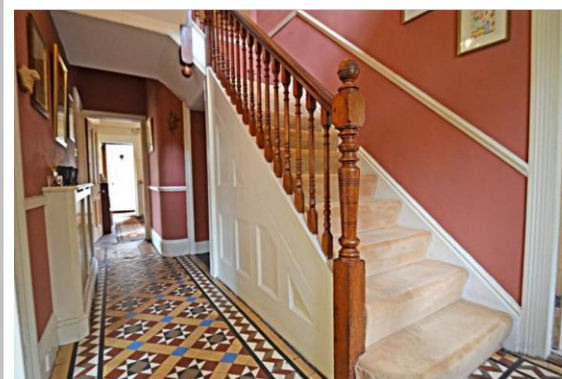
- Entrance Hall ♦ Cloakroom ♦ Cellar ♦ Dual Aspect Sitting Room ♦ Drawing Room
♦ Family Room ♦ Study ♦ Kitchen/Dining Room ♦ Four Double Bedrooms ♦ Two Bathrooms ♦ En-suite Shower ♦ Driveway
♦ Detached Garage ♦ Courtyard Area with Former Stable Block & Store ♦ Secluded Gardens & Grounds of Approx. 3/4 of an Acre

DESCRIPTION: A most impressive double fronted detached Victorian family house set within secluded gardens and grounds of approximately $\frac{3}{4}$ of an acre and occupying a convenient location being within easy reach of both Guildford and Godalming. The house is believed to date back to the early 1900's and is extremely characterful retaining many of the fine features of its Victorian era with all the rooms being well portioned having high ceilings and nearly all enjoy a dual aspect. The accommodation, which would now benefit from modernisation and redecoration, comprises on the ground floor an entrance hall, cloakroom, a bay fronted sitting room and drawing room both with open fireplaces, a family room and study together with a large kitchen/dining room with Aga. There is also a cellar accessed from the hallway. On the first floor there are four double bedrooms, one with en-suite shower, and two bathrooms. The property also benefits from gas fired central heating. Outside a driveway provides ample off road parking and leads to a courtyard area with large detached garage, garden store and former stable block. The gardens are a particular feature enjoying a good degree of seclusion and extending to approximately $\frac{3}{4}$ of an acre. This is a rare opportunity for a purchaser seeking a characterful family home with tremendous potential and internal inspection is highly recommended.

SITUATION: Peasmarsh lies approximately 2 miles to the north of Godalming and 2 miles to the south of Guildford. Godalming town provides an excellent variety of shops, supermarkets and recreational facilities together with a number of public houses and restaurants. For the commuter, there are main line stations at Shalford and Farncombe both providing a service to Waterloo as well as nearby bus services linking with the neighbouring towns and villages including Guildford and Godalming. Access to the A3 is available at Compton 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. Schools to suit all age groups are available in the surrounding area whilst the nearby Godalming Leisure Centre at Broadwater Park provides a good range of recreational facilities including a swimming pool with sauna and solarium, squash and tennis courts as well as a childrens' playground. For the walking and cycling enthusiast access to the Downs Link is also close at hand and follows the disused Guildford to Horsham railway line forming part of the long-distance bridleway route linking St Martha's Hill, near Guildford, on the North Downs Way with Botolphs, near Shoreham on the South Downs Way.

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 right onto Meadow (A3100) towards Guildford. Stay on the A3100 for approximately 1.5 miles continuing past the green at Peasmarsh on your right and at the roundabout turn right towards Shalford onto Broadford Road. Continue along Broadford Road and the entrance to The Oaks will be found on your left hand side opposite the turning on the right to Oakdene Road.

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.



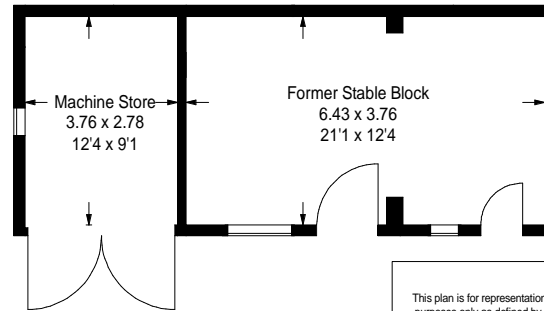
Main Line Station – 1.5 miles (Waterloo approx 45 mins) Godalming – 2.4 miles Guildford – 2.2 miles
 Farnham – 11 miles Haslemere – 11 miles Gatwick – 25 miles Heathrow – 24 miles
 A3 – 3 miles M25 – 11 miles M3 – 15 miles



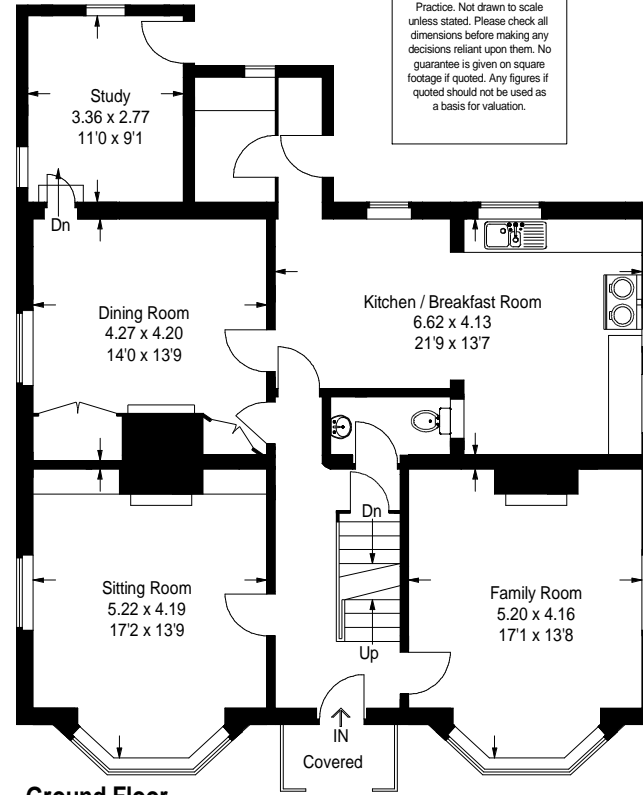
Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
 Very energy efficient - lower running costs A B C D E F G Not energy efficient - higher running costs	75	 Very environmentally friendly - lower CO ₂ emissions A B C D E F G Not environmentally friendly - higher CO ₂ emissions	40
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

The Oaks, Broadford Road, Peasmarsh

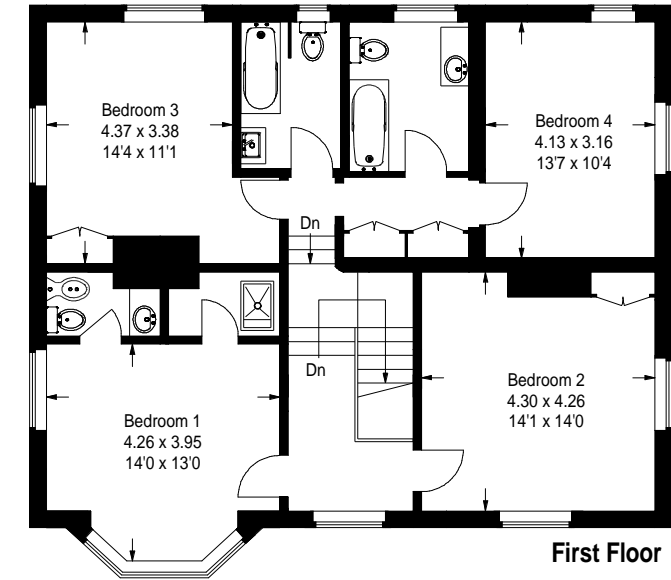
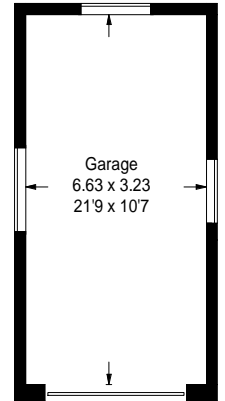
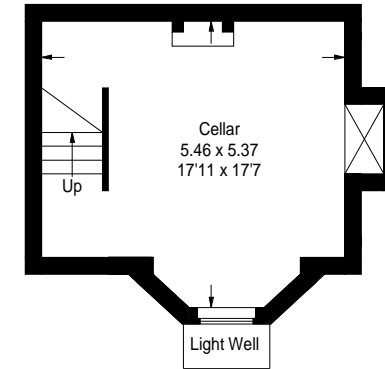
Approximate Gross Internal Area
 Ground Floor = 117.1 sq m / 1260 sq ft
 First Floor = 98.3 sq m / 1058 sq ft
 Cellar = 25.2 sq m / 271 sq ft
 Garage = 21.6 sq m / 232 sq ft
 Outbuilding = 35.1 sq m / 378 sq ft
 Total = 297.3 sq m / 3199 sq ft



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.



Ground Floor



First Floor