

01483 419 300

20 High Street, Godalming  
Surrey, GU7 1EB  
e-mail office@emery-orchard.co.uk

 www.emery-orchard.co.uk



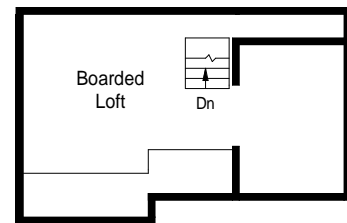
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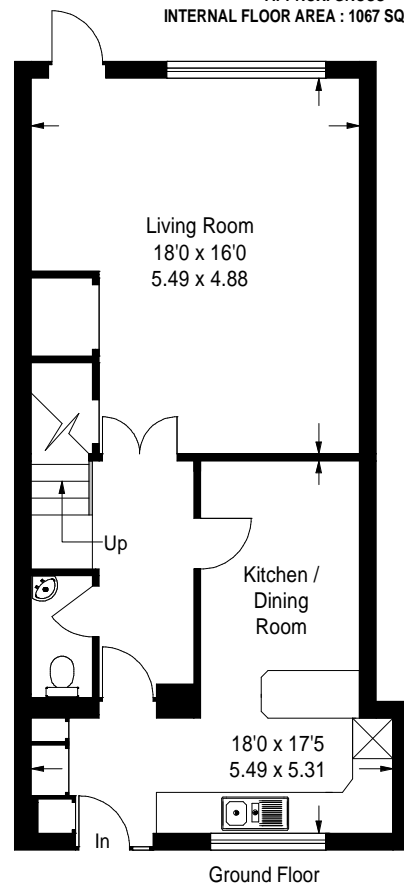
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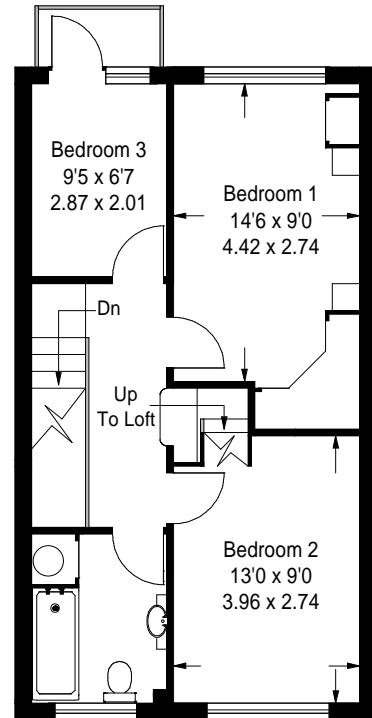
2 Woodcote, Frith Hill Road,  
Godalming



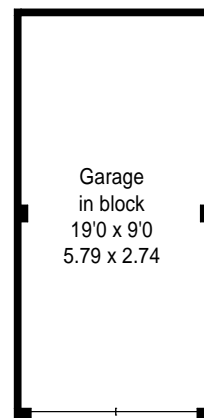
APPROX. GROSS  
INTERNAL FLOOR AREA : 1067 SQFT / 99 SQM



Ground Floor



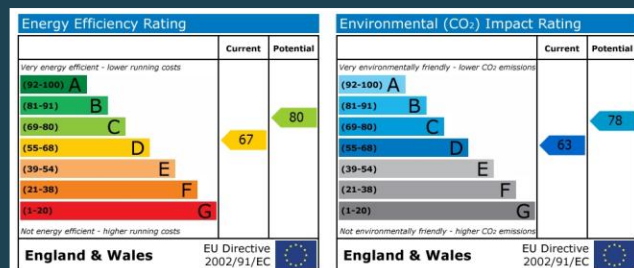
First Floor



Garage  
in block  
19'0 x 9'0  
5.79 x 2.74



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.



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.



2 Woodcote  
off Ballfield Road Godalming Surrey GU7 2EG

Price: Guide Price £415,000 Freehold










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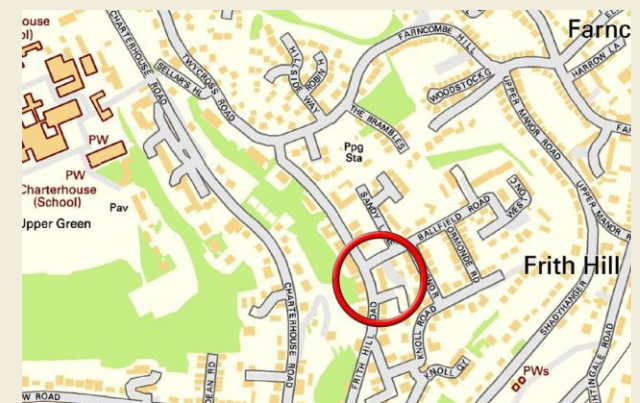
**DESCRIPTION:** Number 2 Woodcote is a well planned three bedroom house being one of just eight properties forming part of the small private cul de sac in the popular Frith Hill/Charterhouse area of Godalming. The property was built in the 1960's and has over the years been the subject of many improvements including the addition of a single storey extension to the front creating a stylish kitchen/dining room. Other works have included the refitting of the bathroom and the replacement of many doors and windows. The accommodation comprises on the ground floor of an entrance hall, inner hallway, refitted cloakroom, stylish kitchen/dining room and an impressive 18' x 16' living room, which overlooks the rear garden. On the first floor there is a landing, three bedrooms, bedroom three having a small balcony, and a bathroom. There is also a useful boarded loft accessed by a fixed ladder style staircase and the property also benefits from gas fired central heating. Outside there is a garage in a nearby block and there are level gardens set to the front and the rear of the property with the rear garden enjoying the westerly aspect. The property is likely to appeal to purchasers seeking a well planned home in a tucked away yet convenient location and early inspection is highly recommended.

**AT A GLANCE**

- Entrance & Inner Hallway
- Cloakroom
- 18' x 16' Living Room
- Kitchen/Dining Room
- Three Bedrooms
- Bathroom
- Gas Central Heating
- Westerly Facing Garden
- Garage In Block
- No Onward Chain

**KEY FACTS**

	<b>DISTANCE TO STATION</b>	
	Farncombe	0.6m
	Godalming	0.8m
	<b>DISTANCE TO A3 AND M25</b>	
	A3	1.7m
	M25	14.5m
	<b>DISTANCE TO CENTRE</b>	
	Farncombe	0.6m
	Godalming	0.9m
	<b>DISTANCE TO SCHOOLS</b>	
	Infant	0.6m
	Junior	0.7m
	Secondary	1.2m
	<b>COUNCIL TAX</b>	
	Band	D



**DIRECTIONS:** From the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left by the Wey Inn into Chalk Road continuing under the railway bridge and into Charterhouse Road. Continue along Charterhouse Road and take the first turning right after passing under the next bridge into Twycross Road. Take the 2<sup>nd</sup> turning on your right into Frith Hill Road and 1<sup>st</sup> left into Ballfield Road. Woodcote is then immediately on your right hand side.

