

Mole End

Newstead Close Godalming GU7 2AJ



EMERY & ORCHARD
ESTATE AGENTS



A fabulous three bedroom ground floor apartment with its own private landscaped westerly facing garden and garage ideally located just over half a mile from the town centre and station.

Guide Price: £525,000
Leasehold and
Share of Freehold

01483 419 300

20 High Street, Godalming, Surrey,
GU7 1EB
fax 01483 419 400
e-mail office@emery-orchard.co.uk



www.emery-orchard.co.uk

Mole End

Newstead Close Godalming GU7 2AJ



EMERY & ORCHARD
ESTATE AGENTS

Entrance Hall ♦ Sitting Room ♦ Dining Room ♦ Shaker Style Kitchen ♦ Three Bedrooms ♦ Bathroom & En-Suite Shower Room
♦ Double Glazing & Gas Central Heating ♦ Parking Space & Garage ♦ Landscaped Westerly Facing Garden ♦ Convenient Location

.DESCRIPTION: A beautifully presented three bedroom ground floor apartment of immense charm and character forming part of this impressive Victorian property converted into just three individual apartments which collectively own the freehold. The property occupies a great location set in a small private cul-de-sac ideally situated just over half a mile from the town centre and station. The apartment provides bright, stylish and well planned accommodation approached by its own private entrance and comprises an entrance hall, dining room, delightful sitting room with double doors leading out onto a wide paved sun terrace and private rear garden, a Shaker style kitchen, three double bedrooms, one with en-suite shower room, and a bathroom. The property also benefits from gas-fired central heating and double glazing. Outside there is a parking space and garage while the private rear garden is a particular feature being partly walled and having been attractively designed and landscaped and includes a summerhouse, timber garden shed and greenhouse. The property is likely to appeal to purchase seeking an individual and characterful home in an extremely convenient location. Internal inspection is highly recommended.

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 in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Road. Continue under the railway bridge and into Charterhouse Road passing Peperharow Road and Newstead Close will then be found as the next turning 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 – 0.6 miles (Waterloo approx. 45/50 mins) Godalming – 0.6 miles Guildford – 5 miles
 Farnham – 9 miles Haslemere – 9 miles Gatwick – 27.5 miles Heathrow – 31 miles
 A3 – 2.3 miles M25 – 14 miles M3 – 14 miles



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
68	81	66	82
Very energy efficient - lower running costs A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions A (92-100) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

