

Orchard View

134a Busbridge Lane Godalming Surrey GU7 1QJ



EMERY & ORCHARD
ESTATE AGENTS



A brand new four bedroom family home built to a high standard and specification with spacious and adaptable accommodation located in a mature residential road in the popular Busbridge area of Godalming being within easy reach of the town centre and main line station

Guide Price: £799,500
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

Orchard View

134a Busbridge Lane Godalming Surrey GU7 1QJ



EMERY & ORCHARD
ESTATE AGENTS

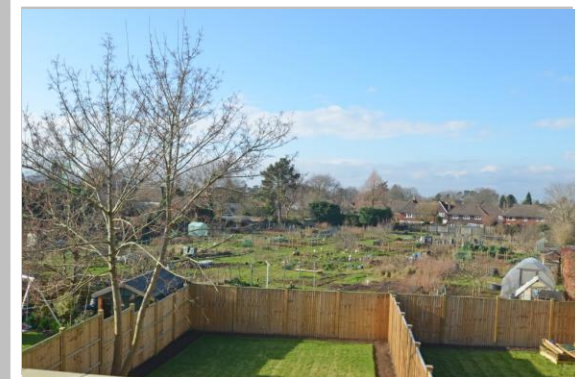
Entrance Hall ◆ Cloakroom ◆ Sitting Room ◆ Kitchen/Dining/Family Room ◆ Utility Room ◆ Four Bedrooms
◆ Bathroom & En-Suite Shower Room ◆ Gas Heating Heating & Double Glazed Windows
◆ Driveway & Garage ◆ West Facing Rear Garden

DESCRIPTION: Orchard View is an attractive brand new four bedroom family house set in a good size westerly facing plot and occupying an enviable setting in a mature residential road in the much favoured Busbridge area of Godalming. The house enjoys views over woodland to the front and across allotments to the rear and also benefits from a ten year New Home Warranty. The property has been built to a high standard and specification and provides bright, spacious and well planned accommodation ideally suited to family life. Internally, the house is well appointed with an abundance of quality fittings that include a stylish contemporary kitchen with quartz work surfaces and a range of Neff integrated appliances. Other features include engineered oak floors with under floor heating to the ground floor, oak staircase, gas central heating and double glazed windows. The house has been designed to take full advantage of the west facing rear aspect with the principle rooms either having direct access into the rear garden or enjoying a lovely outlook over allotments. Outside, a block paved driveway provides off road parking and leads to an integral garage. The gardens are arranged to the rear of the property where there is a large paved sun terrace leading onto a fully enclosed level lawn which offers a good deal of privacy. The house is likely to appeal to purchasers seeking an individual brand new house in an established residential area 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. Orchard View 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.

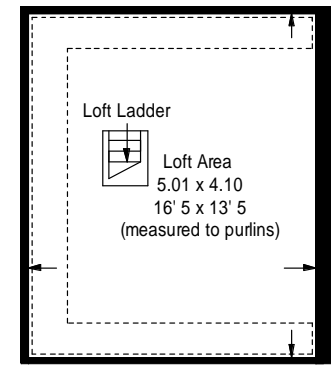


Godalming Main Line Station – 1.1 miles (Waterloo approx 45/50 mins) Godalming – 0.9 miles Guildford – 4.8 miles
 Farnham – 9.7 miles Haslemere – 8.7 miles Gatwick – 33.5 miles Heathrow – 8.7 miles
 A3 – 2.8 miles M25 – 16.8 miles M3 – 16.3 miles

Busbridge Lane, Godalming

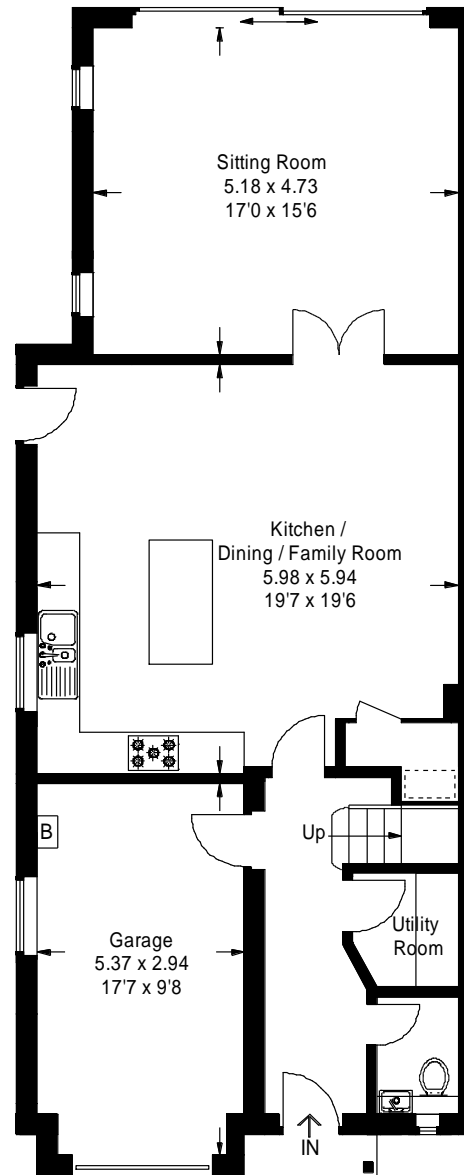
Reduced headroom below 1.5 m / 5'0"

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.

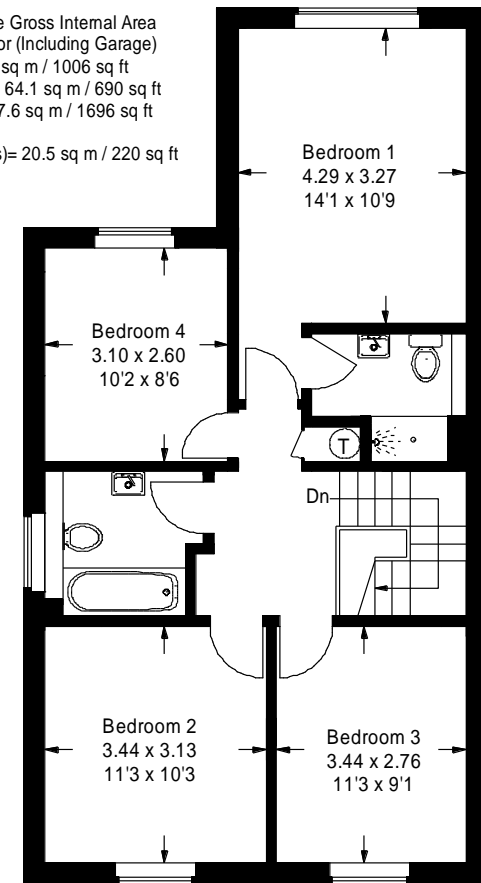


Approximate Gross Internal Area
Ground Floor (Including Garage)
= 93.5 sq m / 1006 sq ft
First Floor = 64.1 sq m / 690 sq ft
Total = 157.6 sq m / 1696 sq ft

Loft (to purlins) = 20.5 sq m / 220 sq ft



Ground Floor



First Floor



Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
Current	Potential	Current	Potential
85	93	85	94
Very energy efficient - lower running costs (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs		Very environmentally friendly - lower CO ₂ emissions (92-100) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	