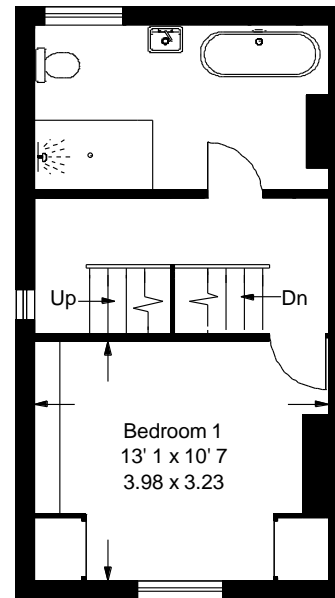
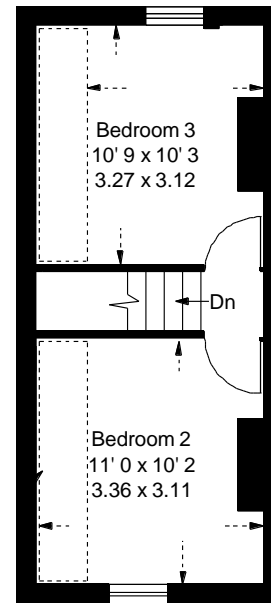
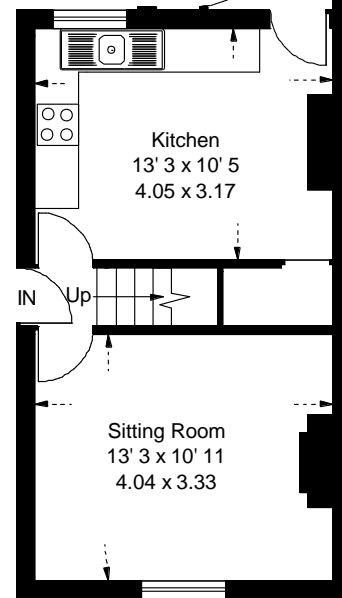


## St. Johns Street, Godalming

APPROX. GROSS  
INTERNAL FLOOR AREA  
91.96 SQM / 989 SQFT

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.



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12 St Johns Street  
Farncombe Surrey GU7 3EJ  
Price: Guide Price £415,000 Freehold



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Surrey  
GU7 1EB

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[www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)

Energy Efficiency Rating		Current	Potential
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			
England & Wales		48	69
EU Directive 2002/91/EC			

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		41	61
EU Directive 2002/91/EC			

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 and schools are approximate and given as a guide only. Prospective purchasers must check the admission policy for any school mentioned as this may vary.



12 St Johns Street  
Farncombe  
Surrey  
GU7 3EJ

PRICE: Guide Price £415,000  
Freehold

**DESCRIPTION:** 12 St Johns Street is an attractive three bedroom three storey Victorian town house having brick elevations under a pitched tiled roof. The property is believed to have been built around 1900 and provides bright and well planned accommodation arranged over three floors. The accommodation includes on the ground floor an entrance hall, delightful sitting room with fireplace and fitted 'Living Flame' gas fire, a good size kitchen/dining room with an attractive outlook over the rear garden and bathroom. On the first floor there is a landing, double bedroom with extensive range of fitted bedroom furniture and large Victorian style bathroom. On the second floor there are two further good size bedrooms. The house also benefits from planning permission that was granted in July 2014 for a ground floor extension creating an impressive kitchen/dining/family room (Planning Ref. WA/2014/0873). Outside, the rear garden has been attractively arranged and extends in all to approximately 50ft at max. The property also benefits from gas fired central heating and all the principal rooms have double glazing. The property is likely to appeal to purchasers seeking an adaptable and well planned home conveniently located within a short level walk of the village centre and main line station

- Sitting Room
- Kitchen/Dining Room
- Ground Floor Bathroom
- Three Bedrooms
- Upstairs Bathroom
- Gas Central Heating
- Enclosed Rear Garden
- Potential to Extend
- Short Walk of Main Line Station
- Easy Access to A3
- Approximate Floor Area 989 sq ft

**SITUATION:** Farncombe is a large village with a population of approximately 3,000 adjoining Godalming lying to the north. The village offers an excellent range of shops catering for day to day needs which include a supermarket, butcher and post office and a number of other retailers. For the commuter, there is a main line station serving Waterloo in approximately 45 minutes whilst access to the A3 is also available nearby at Compton and provides road communication to London and the south coast, as well as giving access to both Heathrow and Gatwick airports via the M25 and M23 motorways. There are schools to suit all age groups in the surrounding area while sporting and recreational facilities are well catered for at Broadwater Park where there is the newly opened Godalming Leisure Centre, a driving range, golf course, and tennis courts. Godalming's town centre is only 1 mile from Farncombe and provides a more comprehensive range of facilities, both Sainsbury's and Waitrose supermarkets together with a wide choice of public houses and restaurants. For the walking enthusiast, there are many areas of outstanding natural beauty in the surrounding district, there being 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 second turning onto Meadow (A3100). Continue along Meadow and take the third turning on your left hand side into Hare Lane which leads into St Johns Street and Number 12 will be found after a short distance on your right hand side.



**DISTANCE TO STATION**  
Farncombe 0.1m  
Godalming 1.2m



**DISTANCE TO A3 AND M25**  
A3 3.1m  
M25 14.6m



**DISTANCE TO CENTRE**  
Farncombe 0.1m  
Godalming 1.0m



**DISTANCE TO SCHOOL**  
Infant 0.2m  
Junior 0.5m  
Secondary 0.7m



**COUNCIL TAX**  
Band D

