

01483 419 300

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

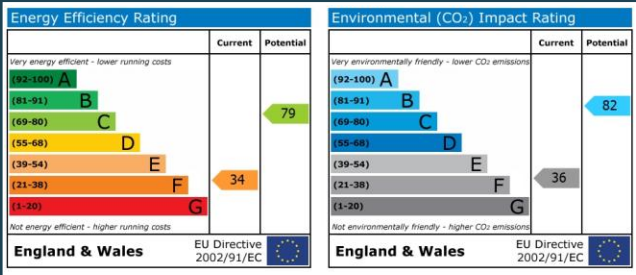
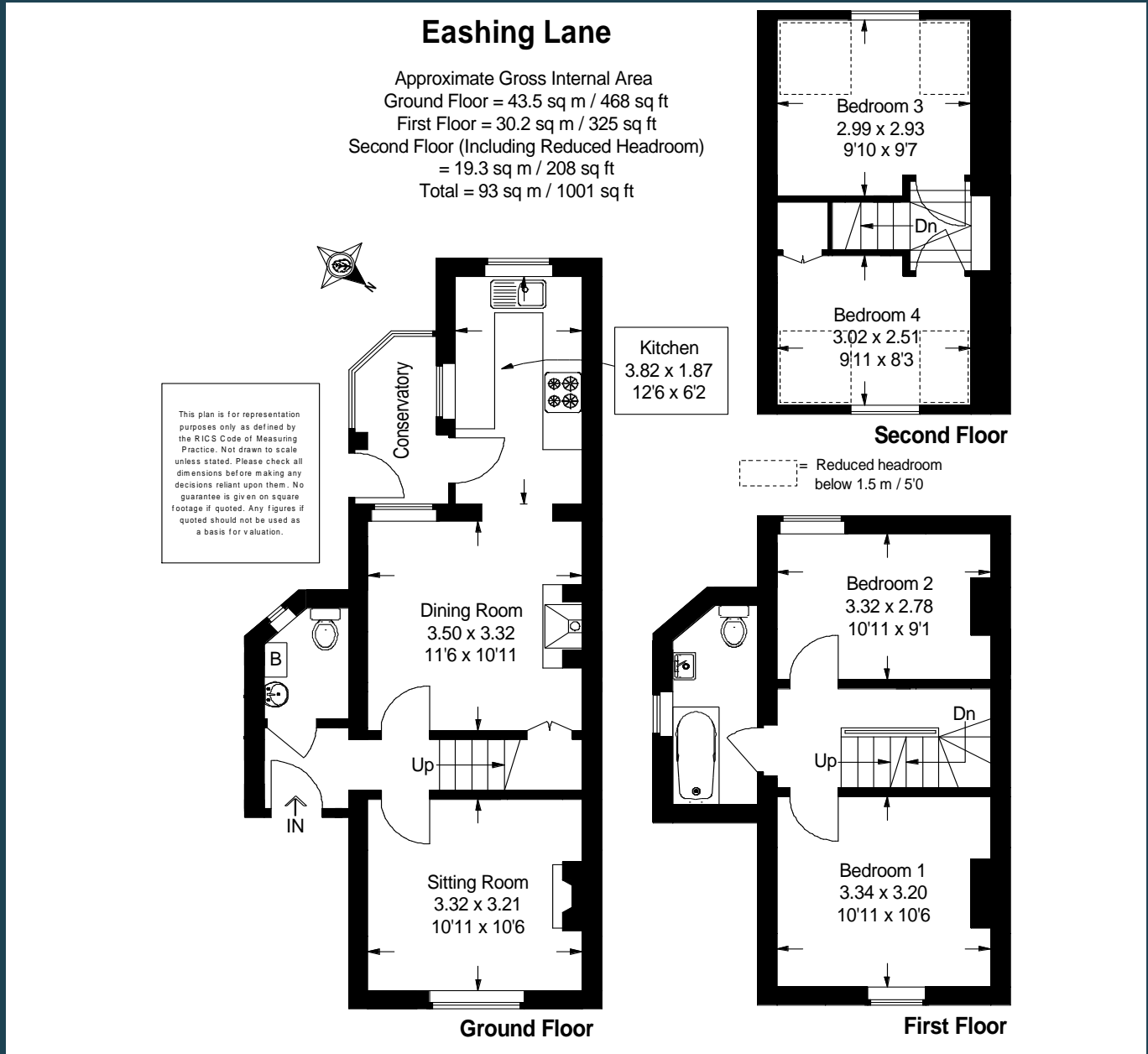
 www.emery-orchard.co.uk



01483 419 300

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

 www.emery-orchard.co.uk



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.



1 Eashing Lane
Godalming Surrey GU7 2JZ

Price: £525,000 Freehold








1 Eashing Lane
Godalming Surrey GU7 2JZ
Price: £525,000 Freehold

DESCRIPTION: 1 Eashing Lane is an attractive four bedroom end of terrace house believed to have been built around the 1870's being traditionally constructed having elevations of Bargate Stone under a pitched tiled roof. In recent years the present owners have made a number of improvements to the house which have included the refitting of both the kitchen and bathroom as well as installing high quality replacement sealed unit double glazed windows. Internally, the house has a great deal of charm and character offering spacious and adaptable accommodation arranged over three floors. On the ground floor there is a delightful front sitting room with open fireplace, dining room and kitchen as well as a cloakroom and very useful side conservatory. On the first floor there are two good sized bedrooms and bathroom whilst on the second floor there are a further two bedrooms. Outside, the house enjoys an elevated setting and is approached from the road by a private stepped pathway leading to a well screed and level front garden. A side gate then gives access to the rear garden where there is a full width paved patio with stone and brick retaining wall with steps leading up to a sloping lawn. Towards the end of the garden is a further patio area that takes full advantage of the south westerly aspect. The property is likely to appeal to purchasers seeking a character house that is conveniently located within easy reach of the town centre, main line station and A3.

AT A GLANCE

- End of Terrace
- Sitting Room with Open Fireplace
- Dining Room
- Kitchen
- Side Conservatory
- Cloakroom
- Four Bedrooms
- Bathroom
- Gas Heating & Double Glazing
- Enclosed Rear Garden

KEY FACTS

	DISTANCE TO STATION	
	Godalming	0.9m
	DISTANCE TO A3 AND M25	
	A3	1.5m
	DISTANCE TO CENTRE	
	Godalming	0.6m
	DISTANCE TO SCHOOLS	
	Infant	0.3m
	COUNCIL TAX	
	Band	D



DIRECTIONS: Leave Godalming in a southerly direction on the A3100 and at the mini roundabout by the Inn on the Lake, take the right hand exit into Portsmouth Road. Continue under the railway bridge and then first right into Eashing Lane. Number 1 will then be found as the first property on the left hand side.

