

01483 419 300

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

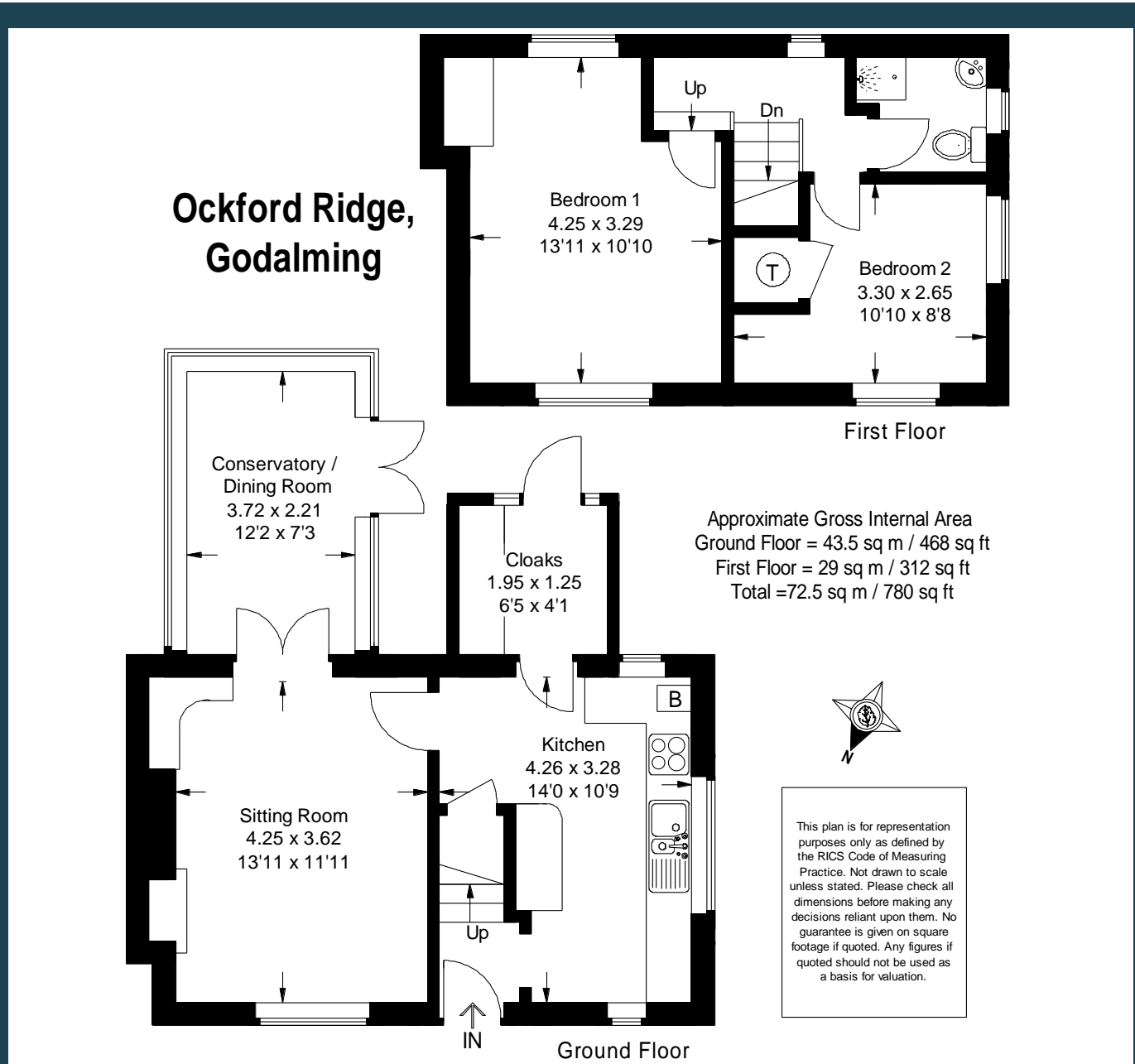
 [www.emery-orchard.co.uk](http://www.emery-orchard.co.uk)



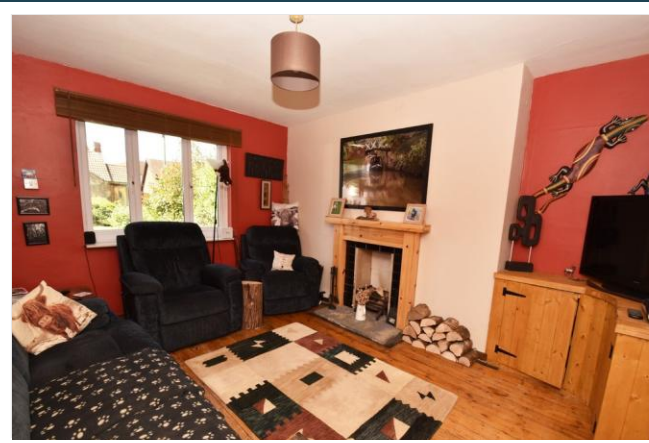
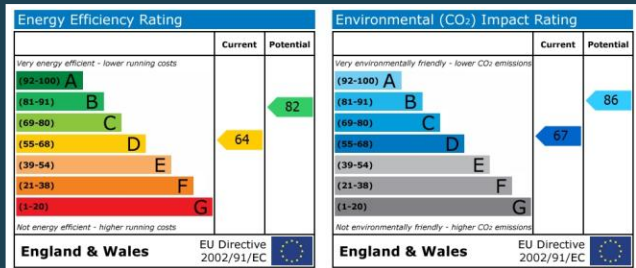
01483 419 300

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

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



187 Ockford Ridge  
Godalming Surrey GU7 2NN

Price: Guide Price £350,000 Freehold










187 Ockford Ridge  
Godalming Surrey GU7 2NN  
Price: Guide Price £350,000 Freehold

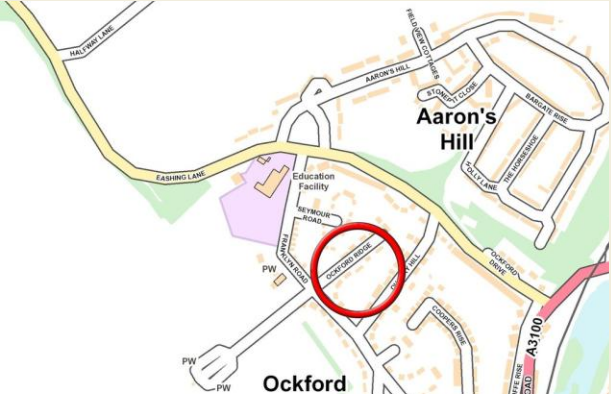
**DESCRIPTION:** 187 Ockford Ridge is a delightful two bedroom semi detached house set in large gardens and occupying a tucked away yet convenient location forming part of a small cul de sac within easy reach of the town centre and station. The house is believed to have been originally built in the late 1930's and has over the years been the subject of considerable improvement with works that have included the re-tiling of the roof, installation of double glazing and gas fired central heating as well as the addition of a conservatory. The property also provides excellent potential for extension, subject to obtaining any necessary consents. Currently the accommodation comprises on the first floor of an entrance hall, dual aspect sitting room with open fireplace, a triple aspect fitted kitchen/breakfast room, useful rear lobby/utility and the conservatory which has double doors opening out on to the patio and rear garden. On the first floor there is a landing, two bedrooms and a shower room. Outside a gravel driveway provides off road parking for several vehicles, while the gardens are a particular feature being of a good size, set to the front side and rear of the property and enjoying a good degree of seclusion. The property is likely to appeal to purchasers seeking a well planned two bedroom house with potential to be extended in the future and early inspection is highly recommended.

AT A GLANCE

- Sitting Room With Open Fireplace
- Conservatory
- Fitted Kitchen/Breakfast Room
- Utility/Rear Lobby
- Two Bedrooms
- Shower Room
- Double Glazing & Gas Central Heating
- Driveway
- Attractive Gardens
- Potential For Extension

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1.1m
	DISTANCE TO A3 AND M25	
	A3	1.4m
	DISTANCE TO CENTRE	
	Godalming	1m
	DISTANCE TO SCHOOLS	
	Infant School	0.1m
	COUNCIL TAX	
	Band	C



**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. Continue along Eashing Lane and take the 2nd turning on the left hand side into Quarry Road. Continue to the top of Quarry Road and turn right into Ockford Ridge and then 1st right again into the cul de sac where number 187 will be found approximately 1/2 way down on right hand side.

