

01483 419 300

20 High Street, Godalming  
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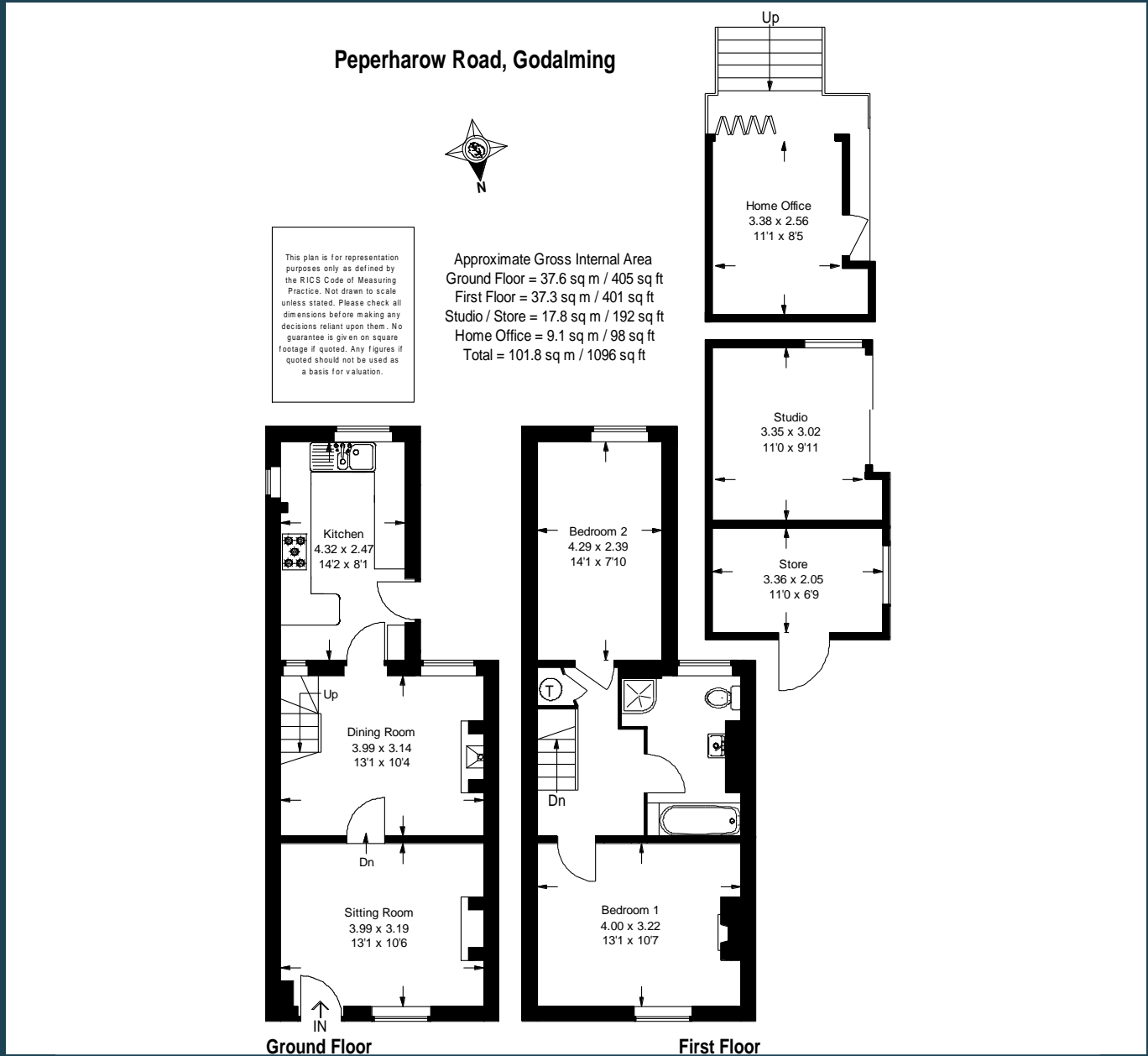
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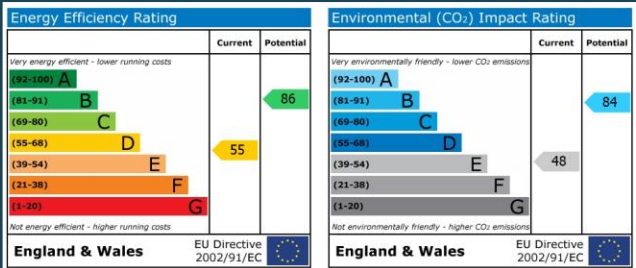
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These details are intended as a guide only and whilst believed to be correct are not guaranteed and they do not form part of any contract. We would inform prospective purchasers that we have not tested any equipment, appliances, fixtures, fittings or services. Any items not referred to in these particulars are excluded from the sale unless separately agreed.



159 Peperharow Road  
Godalming Surrey GU7 2PR

Price: Guide Price £459,500 Freehold










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**DESCRIPTION:** 159 Peperharow Road is a delightful two bedroom end of terrace Victorian house occupying a great location set towards the end of this popular residential road enjoying fabulous south facing views over its garden and woodland beyond yet being within easy reach of the town centre and station. The house was built around 1900 and has in recent years been the subject of considerable improvement which has included the addition of two superb garden studios that could suit a variety of different uses and would be ideal for anybody working from home with the lower studio having bi-fold doors leading out onto a timber decked seating area enjoying fabulous views over the rear garden. The house provides accommodation that includes a sitting room, a dining room with cast iron wood burning stove, a fitted kitchen/breakfast room that includes many integrated appliances. On the first floor there is a landing, two bedrooms and a stylish bathroom. The house also benefits from gas fired central heating and double glazing. Outside, the large rear garden is a particular feature enjoying a southerly aspect and a most attractive outlook, while at the front a driveway provides off road parking. The property is likely to appeal to purchasers seeking a characterful home in an attractive setting and early inspection is highly recommended. **N.B.** There is a right of way on foot at the rear for the neighbouring properties.

AT A GLANCE

- Sitting Room
- Dining Room with Wood Burner
- Kitchen/Breakfast Room with Integrated Appliances
- Two Bedrooms
- Stylish Bathroom
- Gas Central Heating & Double Glazing
- Superb Garden Studio/Office
- 2nd Studio/ Family Room
- Driveway
- Attractive South Facing Garden

KEY FACTS

	DISTANCE TO STATION	
	Godalming	1m
	DISTANCE TO A3 AND M25	
	A3	2.3m
	DISTANCE TO CENTRE	
	Godalming	0.9m
	DISTANCE TO SCHOOLS	
	Infant	1m
	COUNCIL TAX	
	Band	D



**DIRECTIONS:** From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road and at the next roundabout turn left into Chalk Road. Continue under the railway bridge into Charterhouse Road and take the second turning left into Peperharow Road. Continue almost to the end of Peperharow Road and Number 159 will be found towards the end of the road on the left hand side.

