

# Sandtiles

The Drive Busbridge Godalming Surrey GU7 1PF



EMERY & ORCHARD  
ESTATE AGENTS



An attractive three bedroom detached family house located in an established tree lined residential road in the popular Busbridge area of Godalming being within easy reach of the town centre and main line station.

**Offers In Region Of:**  
**£875,000 Freehold**  
**No Onward Chain**

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Entrance Hall ◆ Cloakroom ◆ Sitting Room ◆ Dining Room ◆ Kitchen & Utility Room ◆ Conservatory  
◆ Three Double Bedrooms ◆ Bathroom & Shower Room ◆ Garage  
◆ Large South Facing Rear Garden

**DESCRIPTION:** Sandtiles is an attractive detached three bedroom family house occupying an enviable location set off The Drive, a mature tree lined residential road in the heart of the popular Busbridge area of Godalming. The property would now benefit from modernisation and offers excellent potential to extend, subject to obtaining necessary consents. The house is believed to have been originally built in the late 1930s by the local Master Builder David Fry & Sons and is traditionally constructed having brick and half tiled elevations under a pitched tiled roof. Internally, the house offers accommodation that includes on the ground floor a large entrance hall, cloakroom, double aspect sitting room, dining room, conservatory, kitchen and utility room. On the first floor there are three double bedrooms, bathroom and en-suite shower room. Outside, a driveway provides off road parking and leads to a single integral garage. The gardens are a particular feature of the property and are mainly arranged to the rear of the house enjoying a good deal of privacy and a southerly aspect. Sandtiles is likely to appeal to purchasers seeking an individual family home with potential for improvement 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 and at the mini roundabout take the right hand exit into Flambard Way and at the second set of traffic lights turn left into the Brighton Road. Continue along the Brighton Road and after approximately ½ mile turn right into The Drive immediately before Busbridge Church. Continue along The Drive and Sandtiles will be seen on your left hand side almost directly opposite The Paddock.

**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 mile (Waterloo approx 45/50 mins) Godalming – 1 mile Guildford – 6.1 miles  
 Farnham – 10.6 miles Haslemere – 9.2 miles Gatwick – 28.2 miles Heathrow – 30.6 miles  
 A3 – 4.1 miles M25 – 17.6 miles M3 – 15.6 miles



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

# The Drive, Godalming

Approximate Gross Internal Area  
Ground Floor (Including Garage)  
114.6 sq m / 1233 sq ft  
First Floor = 70.7 sq m / 761 sq ft  
Total = 185.3 sq m / 1994 sq ft



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.

