



Jabulani 12 Quartermile Road

Busbridge Godalming Surrey GU7 1TG

Guide Price: £1,250,000 Freehold





- Highly Sought After Busbridge Area
- 0.2 Acre South Facing Garden
- Spacious & Adaptable Family Accommodation
- Living Room & Dining Room
- Family Room with Adjoining Cloakroom
- Kitchen/Breakfast Room
- Four Bedrooms
- En-Suite & Family Bathroom
- Horseshoe Driveway with Parking for Several Cars
- Garage



A spacious and adaptable detached family home with four bedrooms, two bathrooms and three reception rooms set in wonderful south facing landscaped gardens of approximately 0.2 of an acre. The house is located in the much sought after Busbridge area of Godalming being within easy reach of the town centre with its excellent shops, recreational facilities, popular schools and main line station.







Main Line Station – 0.9 miles (Waterloo approx. 45 mins)

Godalming – 0.7 miles

Infant School – 0.6 miles Junior School – 0.7 miles

Secondary School – 2.7 miles

Doctors – 1.9 miles Dentist – 0.6 miles

A3 – 2.6 miles M25 – 15.5 miles M3 – 15.0 miles

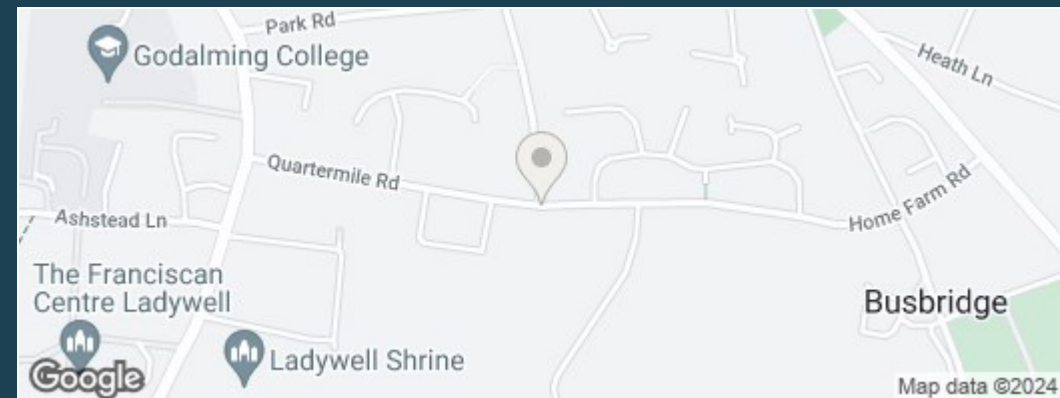
Council Tax Band - G Payable - £3,826.12 (2023/24)

Energy Efficiency Rating - D

Fibre Optic Broadband Available



Directions: From our office, proceed to the top of the High Street passing the Pepperpot and bearing left at the end to the traffic lights. At the traffic lights go straight across in to Holloway Hill, continue along Holloway Hill, (which leads into Tuesley lane), and after approx.0.5 of a mile turn left, continuing on Tuesley Lane and Quartermile Road will be found as the fourth turning on the left. Number 12 will then be found on the right hand side.



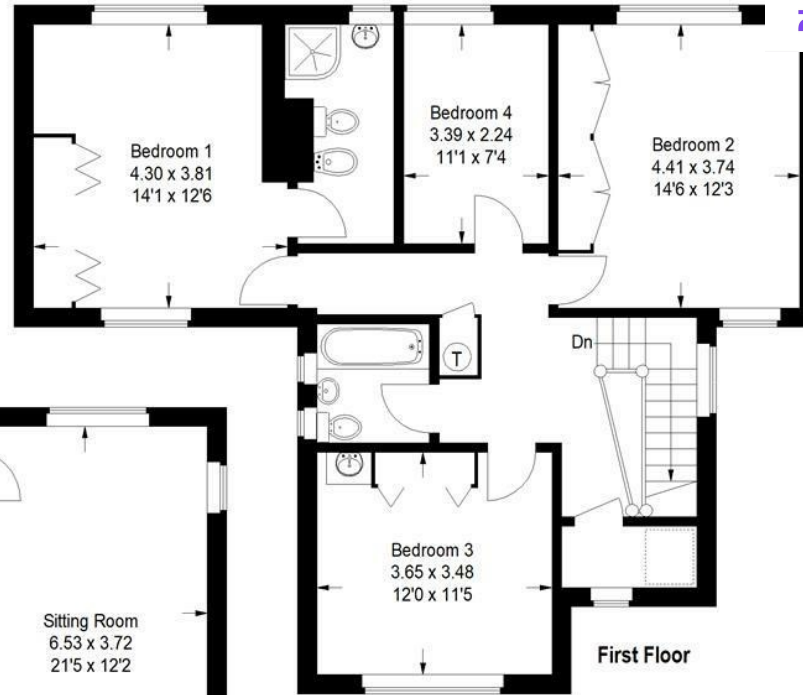
Jabulani 12 Quatermile Road, Busbridge, Godalming


Approximate Gross Internal Area
Ground Floor = 116.1 sq m / 1250 sq ft
First Floor = 82.9 sq m / 892 sq ft
Total = 199 sq m / 2142 sq ft

ZOOPLA



Ground Floor



 = 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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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 these may vary.

