



52 Portsmouth Road
Godalming Surrey GU7 2JS
Guide Price: £1,075,000 Freehold





- Entrance Hall
- Delightful Sitting Room with Woodburner
- Superb Bespoke Fitted Kitchen/Dining Room
- Snug/Family Room
- Study/4th Bedroom
- Three Bedrooms
- Three Bathrooms
- Wonderful Landscaped Garden & Grounds of Approx. 0.7 of an Acre
- Large Driveway
- Detached Double Garage & Workshop



A most attractive and beautifully presented semi-detached home of immense charm and character having been tastefully modernised and thoughtfully extended. The house is set in wonderful landscaped gardens and grounds, backing onto woodland, and extend in all to approximately 0.7 of an acre. The property provides stylish and adaptable accommodation that includes three bedrooms, three bathrooms, a superb bespoke fitted kitchen/dining room, delightful sitting room, snug, and a study/ground floor 4th bedroom. Outside there is a driveway providing ample parking, a large detached double garage and workshop. The house is conveniently located being within easy reach of the town centre with its excellent shops, restaurants, leisure, recreational facilities, bus routes, popular schools and station.







Main Line Station – 1.3 miles (Waterloo approx. 50 mins)

Milford Village Centre – 0.5 miles Godalming – 1.0 miles

Infant School – 0.7 miles Primary School – 0.7 miles

Secondary School – 1.4 miles

Doctors – 0.6 miles Dentist – 0.7 miles

A3 – 1.4 miles M25 – 16 miles M3 – 15.8 miles

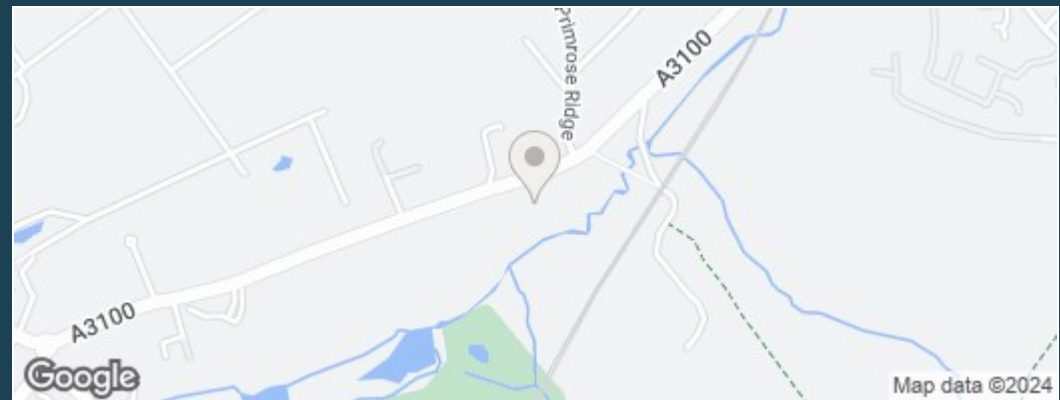
Gatwick – 29 miles Heathrow – 29 miles

Council Tax Band – F Payable – £3475.59p (2024/25)

EPC Rating – C

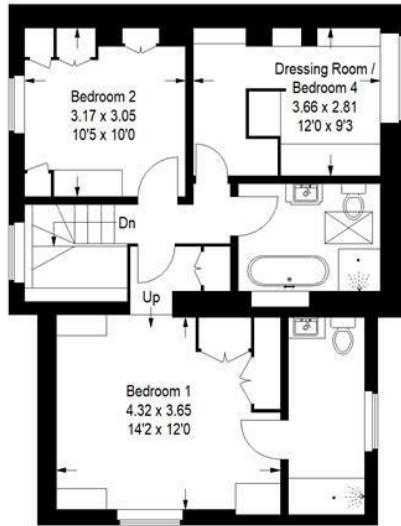


Directions: Leave Godalming in a southerly direction on the A3100 and at the roundabout by the In on the Lake take the right hand exit continuing under the railway bridge and on into the Portsmouth Road. Continue along the Portsmouth Road for 0.7 of a mile and the driveway to number 52 will be found on your left hand side, just after the turning on the right for Primrose Ridge.

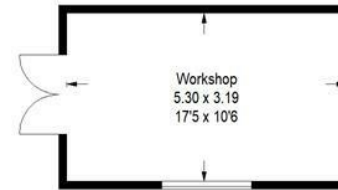
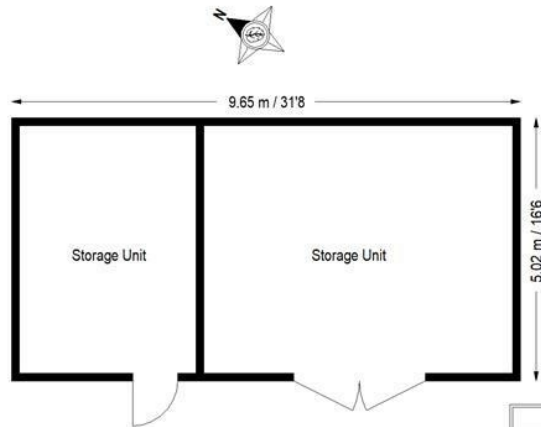



Approximate Gross Internal Area
 Ground Floor = 102.2 sq m / 1100 sq ft
 First Floor = 58.4 sq m / 629 sq ft
 Garage - Ground Floor = 40.9 sq m / 440 sq ft
 Garage - First Floor = 29.9 sq m / 322 sq ft
 Workshop = 17.0 sq m / 183 sq ft
 Storage Units = 43.9 sq m / 473 sq ft
 Total = 292.3 sq m / 3147 sq ft

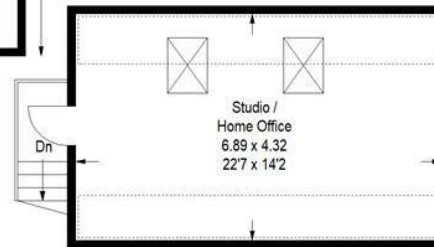
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



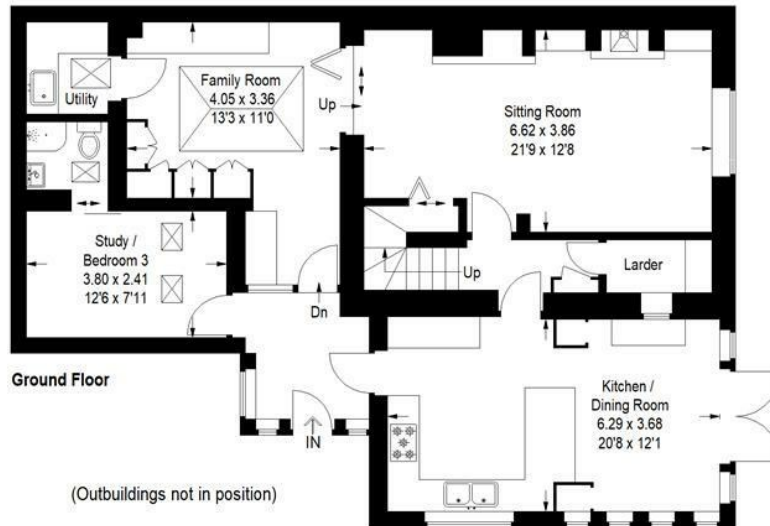
First Floor



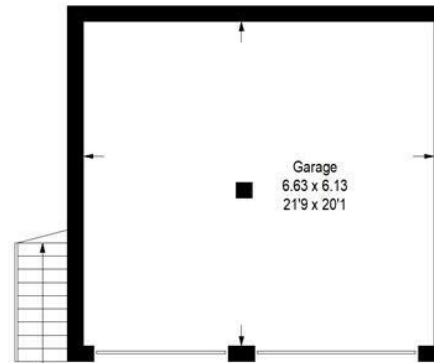
 = Reduced headroom below 1.5 m / 5'0"



Garage - First Floor



Ground Floor



Garage - Ground Floor



Emery & Orchard
 ESTATE AGENTS

01483 419 300

20 High Street
 Godalming
 Surrey
 GU7 1EB

email: office@emery-orchard.co.uk

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.

