



# 11a Long Gore

Farncombe Godalming Surrey GU7 3TE

Asking Price: £750,000 Freehold





- Small Residential Cul-De-Sac
- Extended to Provide Excellent Family Accommodation
- Easy Reach of Village Centre & Main Line Station.
- Cloakroom
- Living Room, Dining Room & Snug
- Kitchen with Adjoining Utility Room
- Family Room/Office
- Five Bedrooms, Bathroom & Shower Room
- Driveway & Integral Garage
- Landscaped Rear Garden with Large Timber Studio



A bright and spacious five bedroom detached family home offering well planned and flexible accommodation. The house is set in a small cul de sac conveniently located within easy reach of local schools, shops and main line station serving London Waterloo in 45mins.







Farncombe Main Line Station – 0.7 mile (Waterloo approx. 45 mins)

Village Centre – 0.7 mile Godalming – 1.5 miles

Primary School - 0.2 miles

Secondary School – 1.0 miles - Doctors – 0.5 miles Dentist – 1.0 miles

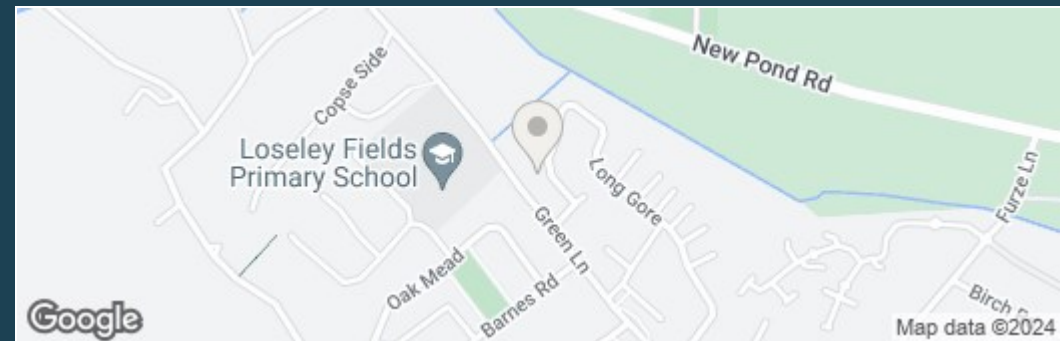
A3 – miles 2.6 miles - M25 – 15 miles M3 – 14 miles

Energy Efficiency Rating - D

Council Tax Band E – Payable £2805.82 (2023/24)



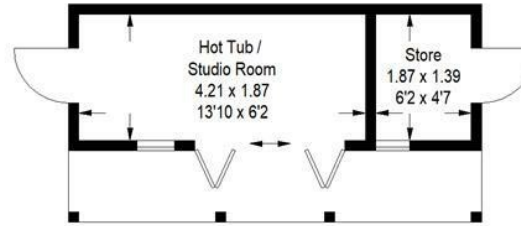
Directions: From our office in the High Street, proceed down Bridge Street and into Bridge Road. At the roundabout turn right into Meadow (A3100) towards Guildford and take the third turning left into Hare Lane which merges with Farncombe Street. At the T-junction turn right into Summers Road bearing round to the left over the railway crossing into Bourne Road that merges into Green Lane. Continue for half a mile passing Barnes Road on your left and then take the next turning right into Long Gore. Continue for a short distance and bear left and 11a will then be seen on your left



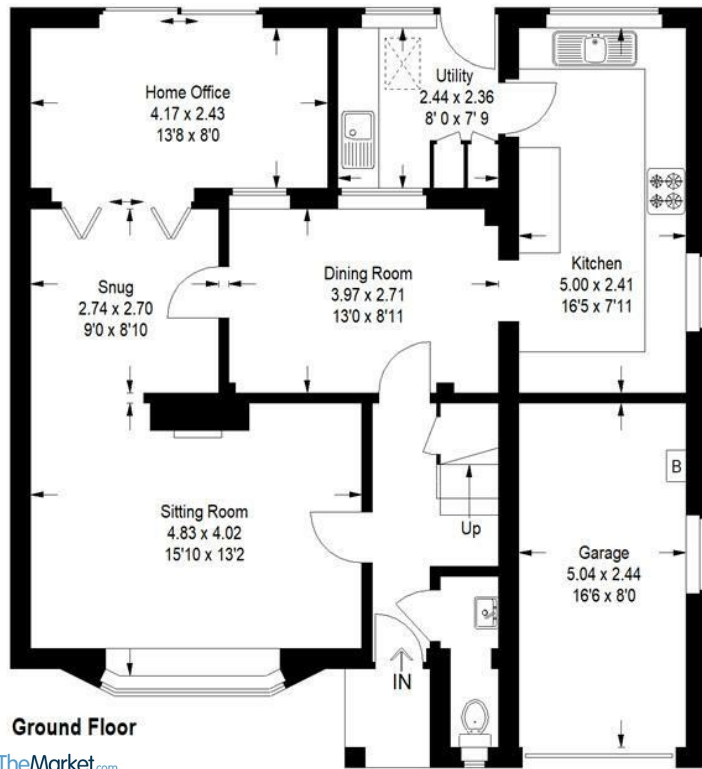
# Long Gore, Farncombe



Approximate Gross Internal Area  
 Ground Floor = 78.9 sq m / 849 sq ft  
 First Floor = 68.4 sq m / 736 sq ft  
 Outbuilding (Including Garage) = 23 sq m / 247 sq ft  
 Total = 170.3 sq m / 1832 sq ft



(Not in position)



Ground Floor



First Floor

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.

