



116 Brighton Road

Godalming Surrey GU7 1PL

Asking Price: £399,500 Freehold





- Delightful Bargate Stone Victorian Cottage
- Sitting Room with Open Fireplace
- Fitted Kitchen/Dining Room
- Two Bedrooms (One Double One Single)
- Stylish Shower Room
- Gas Central Heating
- Double Glazing
- Garden Studio/Utility
- Attractive Terraced Rear Garden
- Secluded Side Seating Area



A delightful and extremely characterful Bargate Stone Victorian cottage providing bright and well planned accommodation that includes an attractive sitting room with open fireplace, fitted kitchen/dining room, two bedrooms and a stylish shower room. The house also has an attractive terraced garden, secluded side seating area and a useful garden studio/utility. The house occupies a great location being just over half a mile from the High Street with its excellent shops, restaurants, leisure and recreational facilities as well as being within easy reach of popular schools and the main line station.



**Emery &  
Orchard**  
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Main Line Station – 1 mile (Waterloo approx. 45/50 mins)

Godalming – 0.6 miles

Infant School – 0.3 miles Junior School – 0.2 miles

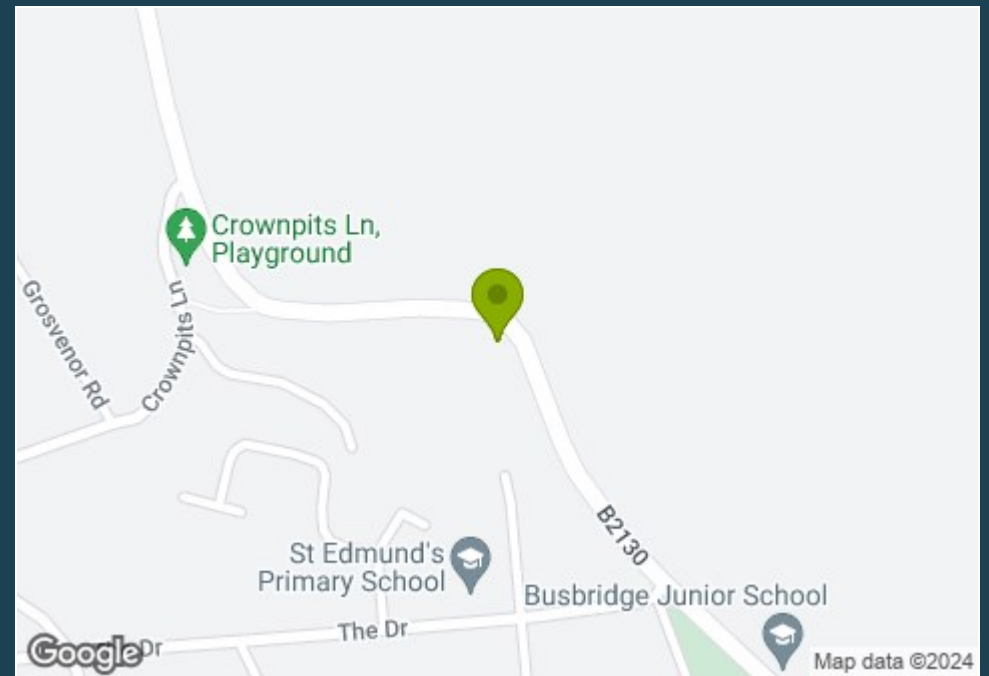
Secondary School – 2.7 miles

Doctors – 1.4 miles Dentist – 0.6 miles

A3 – 3 miles M25 – 13 miles M3 – 14 miles

Council Tax Band – C Payable – £ 2138.83p

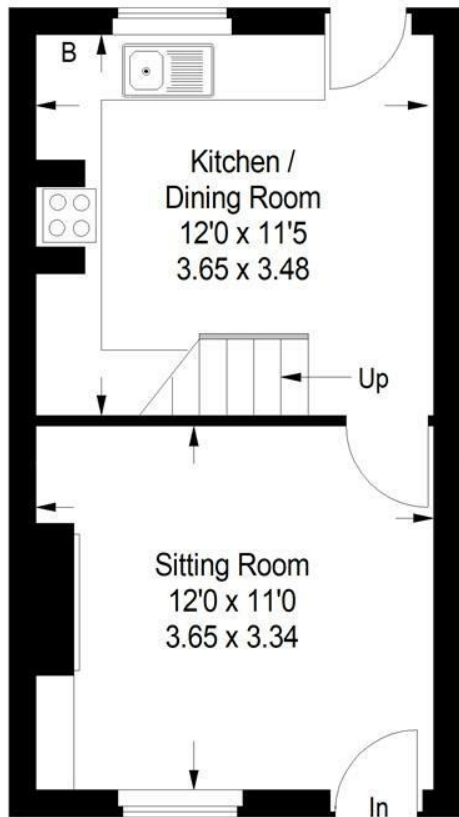
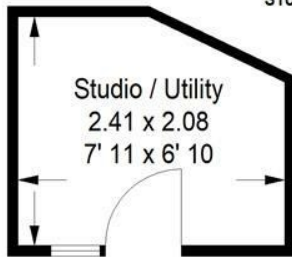
EPC Rating – D



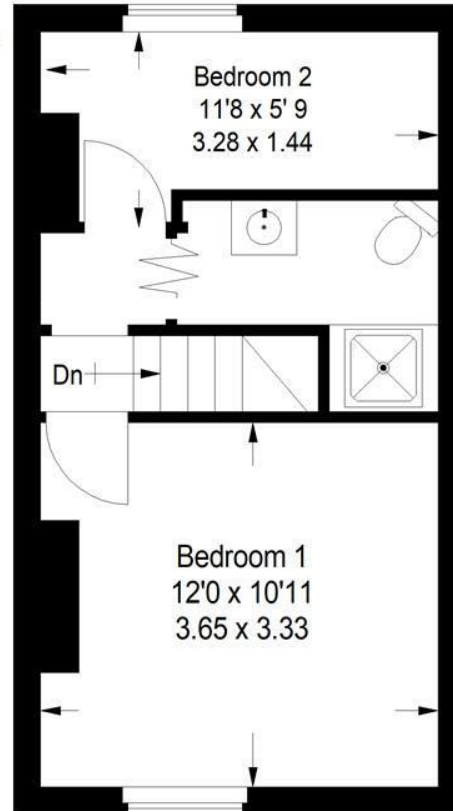
Directions: From our office in the High Street, proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the second set of traffic lights and turn left into Brighton Road. Continue up Brighton Road and Number 116 will be found after approximately ½ mile on your right hand side where you should see our For Sale board.



APPROX. GROSS  
INTERNAL FLOOR AREA  
544 SQFT / 51 SQM  
STUDIO/UTILITY 51.3 SQFT/ 4.77SQM  
TOTAL 595.3 SQFT/55.77



Ground Floor



First Floor

This plan is for representation purposes only. Reproduced from plans supplied by the selling Agent. 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.



## Emery & Orchard

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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.