



# The Old Coach House 35 Nightingale Road

Godalming Surrey GU7 2HP

Guide Price: £775,000 Freehold





- Individual Character House
- Spacious & Adaptable Accommodation
- Easy Reach of Godalming & Farncombe
- Sitting Room
- Family Room
- Dining Room
- Kitchen & Cloakroom
- Three Bedrooms, Bathroom & En-Suite Shower Room
- Terraced Partly Walled Rear Garden
- Off Road Parking



A delightful three bedroom, three reception room detached Victorian house offering spacious and adaptable accommodation. The house is conveniently located within easy reach of Godalming and Farncombe centres both offering an excellent range of shopping and recreation facilities as well as main line stations serving London Waterloo.







Farncombe Main Line Station – 0.3 miles (Waterloo approx 45/50 mins)

Godalming – 0.6 miles Guildford – 4.3 miles

Farnham – 10.7 miles Haslemere – 9.4 miles Gatwick – 27.3 miles Heathrow – 26.9 miles

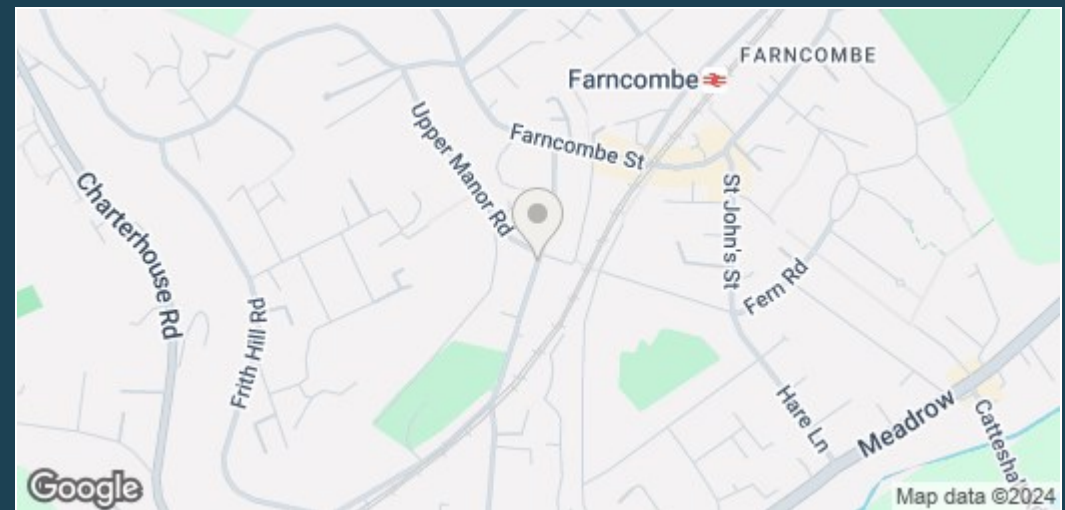
A3 – 2.34 miles M25 – 14 miles M3 – 14.9 miles

Energy Efficiency Rating - E

Council Tax Band – F Payable £3475.59



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout by the Wey Inn turn left into Chalk Road and second right into Nightingale Road. The Old Coach House will then be found on your left-hand side on the corner with Upper Manor Road.





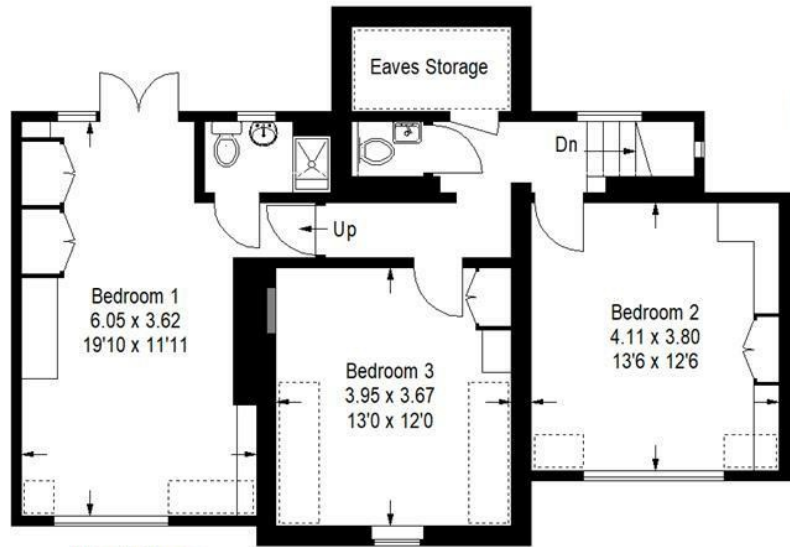
**Emery & Orchard**  
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**Nightingale Road,  
Farncombe**

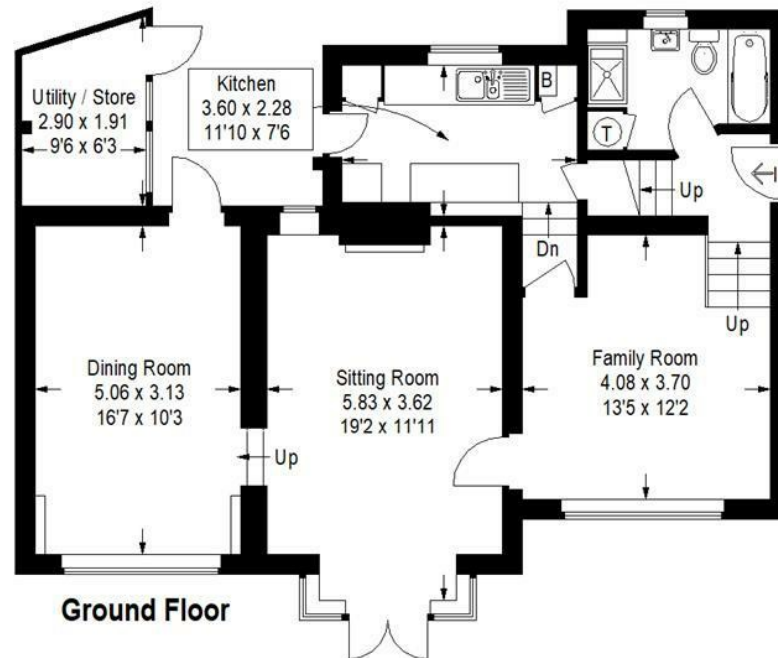


Approximate Gross Internal Area  
Ground Floor = 72.9 sq m / 785 sq ft  
First Floor = 66.2 sq m / 712 sq ft  
(Excluding Eaves Storage)  
Utility / Store = 4.9 sq m / 53 sq ft  
Total = 144 sq m / 1550 sq ft

 = 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.



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.

