



# Millstream Cottage 20 Lammas Road

Godalming, Surrey GU7 1YL  
Guide Price: £1,075,000 Freehold





- Entrance Hall & Cloakroom
- Sitting Room & Dining Room
- Conservatory & Breakfast Room
- Kitchen & Utility Room
- Landing with Study Area
- Main Bedroom, Dressing Area & En-suite Bathroom
- Three Further Bedrooms
- Family Bathroom & Further En-suite Shower Room
- Driveway & Double Garage
- Attractive & Secluded Gardens Backing On To The River Wey



A most attractive four bedroom detached family house with three reception rooms, three bathrooms and a double garage, occupying a wonderful, private riverside setting, having delightful and secluded gardens backing directly onto the River Wey. The house forms part of a small private development ideally situated being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, as well as popular schools, nearby bus routes and main line station.













Main Line Station – 0.8 miles (Waterloo approx. 45/50mins)

Farncombe Village Centre – 0.7 miles Godalming – 1 mile

Infant School – 0.9 miles Junior School – 0.8 miles

Secondary School – 1.2 miles

Doctors – 0.2 miles Dentist – 0.9 miles

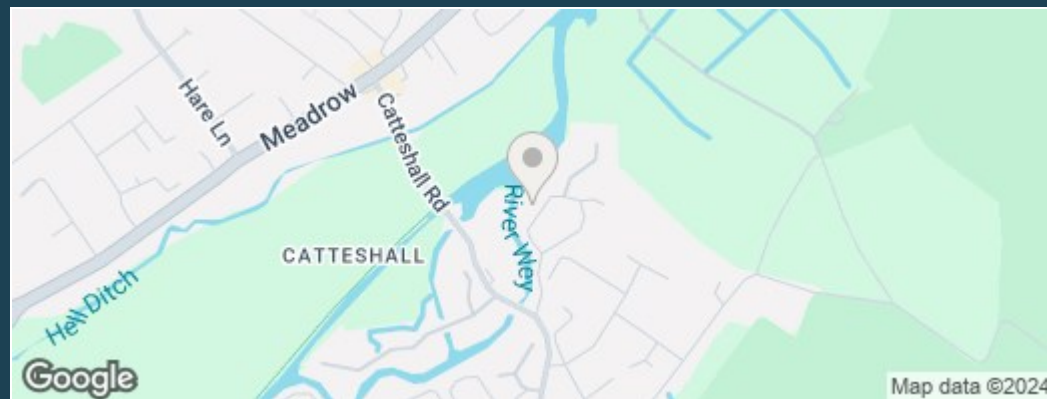
A3 – 3 miles M25 – 13 miles M3 – 14 miles

Council Tax Band – G Payable – £4010.30p (2024/25)

EPC Rating – D



Directions: From our office in the High Street proceed down Bridge Street going straight across the mini roundabout. At the next roundabout take the second exit into Meadow (A3100). Continue for approximately ½ mile and take the first turning right into Catteshall Road. Continue over the river and take the first turning left into Lammas Road and after short distance take the first turning on your left and Millstream Cottage will be found as the third property on your left.



# Llamas Road, Godalming



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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.