



# 17 South Hill

Godalming GU7 1JT

Guide Price: £775,000 Freehold







- Entrance Hall & Cloakroom
- Triple Aspect Sitting Room
- Dining Room
- Stylish Kitchen/Breakfast Room & Utility
- Main Bedroom with En-suite Dressing Room & Shower Room
- Three Further Bedrooms
- Family Bathroom
- Attractive Gardens Backing Onto Woodland
- Driveway & Garage
- Far Reaching Views



An extended and much improved four bedroom detached family house providing bright and well planned accommodation ideally suited to family life. The house occupies a great location, set in an elevated position enjoying far reaching views and backing onto woodland, yet 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 – 0.7 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.3 miles

Infant School – 0.5 miles Junior School – 0.8 miles

Secondary School – 1.7 miles

Doctors – 0.8 miles Dentist – 0.3 miles

A3 – 3 miles M25 – 13.5 miles M3 – 14 miles

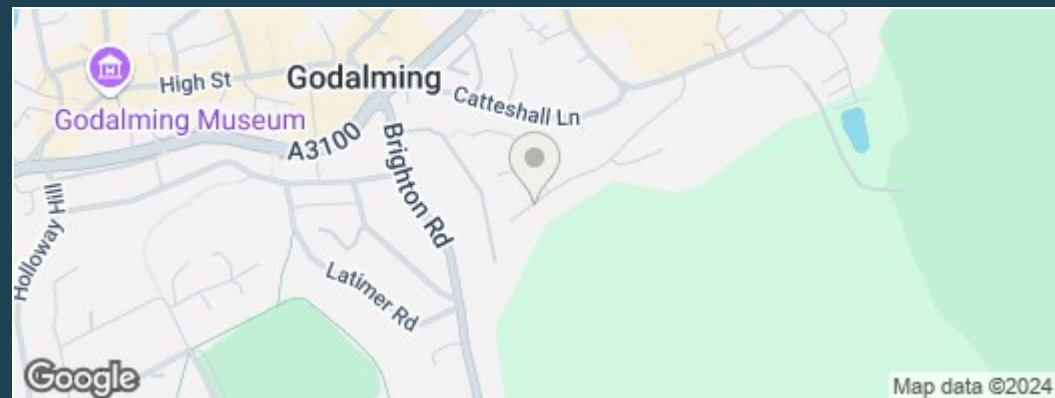
Council Tax Band – F Payable – £3475.59 (2024/25)

EPC Rating – C



Directions: From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard Way.

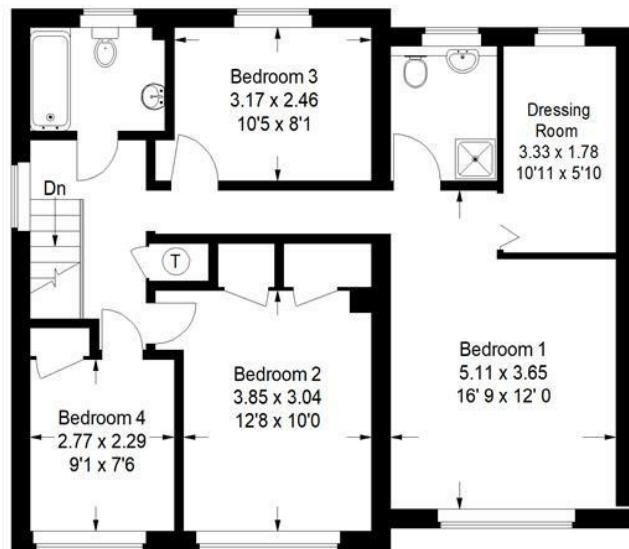
Continue to the first set of traffic lights and turn left. At the roundabout by Sainsbury's take the right hand turning into Catteshall Lane. Continue along for a short distance and at the next mini roundabout turn left and then take the first turning on your right hand side into South Hill. Continue up South Hill and Number 17 will be found on your left hand side.



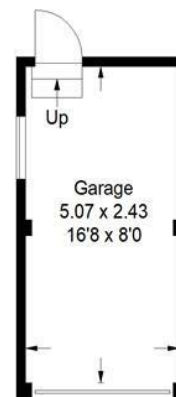
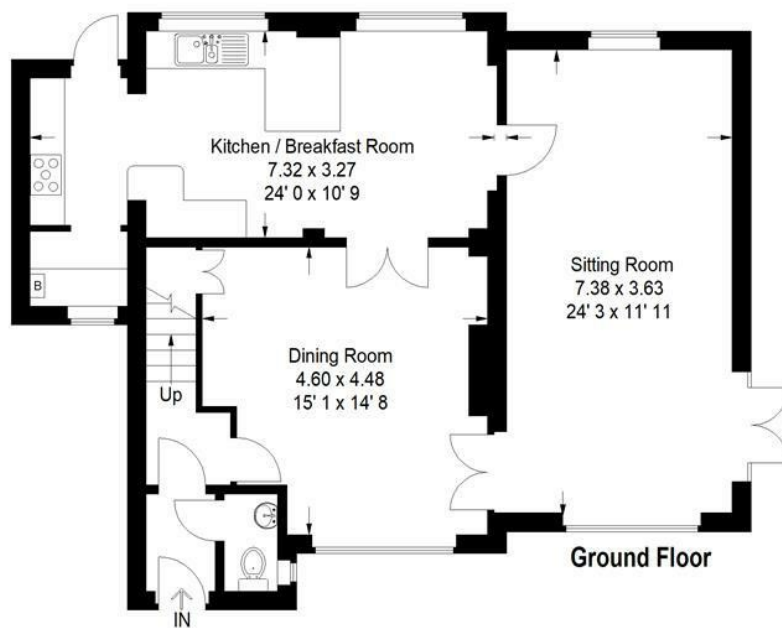


## South Hill Godalming

Approximate Gross Internal Area  
House :- 154 sq m / 1656 sq ft  
Garage :- 12 sq m / 129 sq ft



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.



**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.

