



Somerley Ormonde Road

Godalming Surrey GU7 2EU

Guide Price: £750,000 Freehold



- Entrance Hall & Cloakroom
- Sitting Room with Wood Burner
- Superb 28ft Kitchen/Dining Room
- Family Room
- Utility Room
- Four Bedrooms
- Family Bathroom & En-Suite Shower Room
- Gas Central Heating & Double Glazing
- Driveway
- Attractive Rear Garden



A fabulous four double bedroom extended family home with good size garden located in the much favoured Charterhouse area, being within easy reach of the Town Centre with its excellent shops, restaurants, leisure and recreational facilities, popular schools, main line station and the A3.







Main Line Station – 0.9 miles (Waterloo approx. 45/50 mins)

Godalming – 1 mile

Infant School – 1 mile Junior School – 0.9 miles

Secondary School – 1.1 miles

Doctors – 0.8 miles Dentist – 0.6 miles

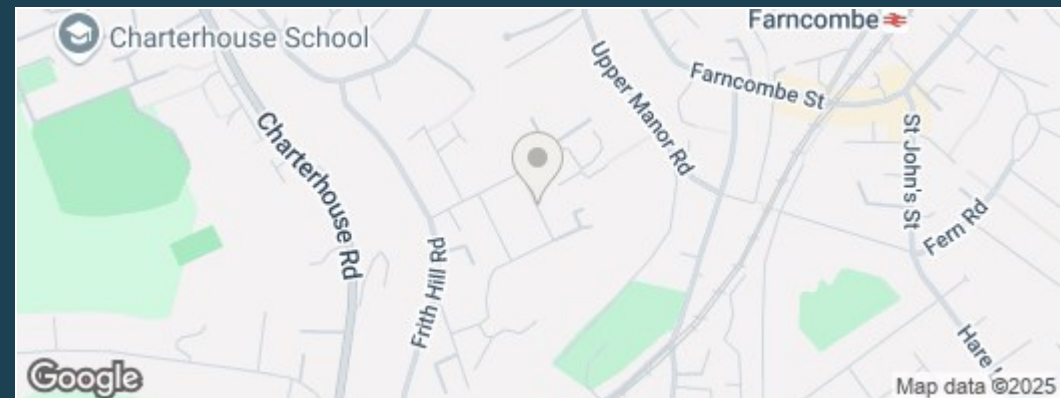
A3 – 1.9 miles M25 – 14 miles M3 – 13 miles

Council Tax Band – E Payable – £294089 (2024/25)

EPC Rating – C



Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout turn left into Chalk Road. Take the second turning right into Nightingale Road and continue taking the second turning left into Deanery Road and then first right into Frith Hill. Continue to the top of the hill and take the first turning right into Knoll Road, following the road round to the left and Ormonde Road will be found as the second turning on your left-hand side.





**Emery &
Orchard**
ESTATE AGENTS

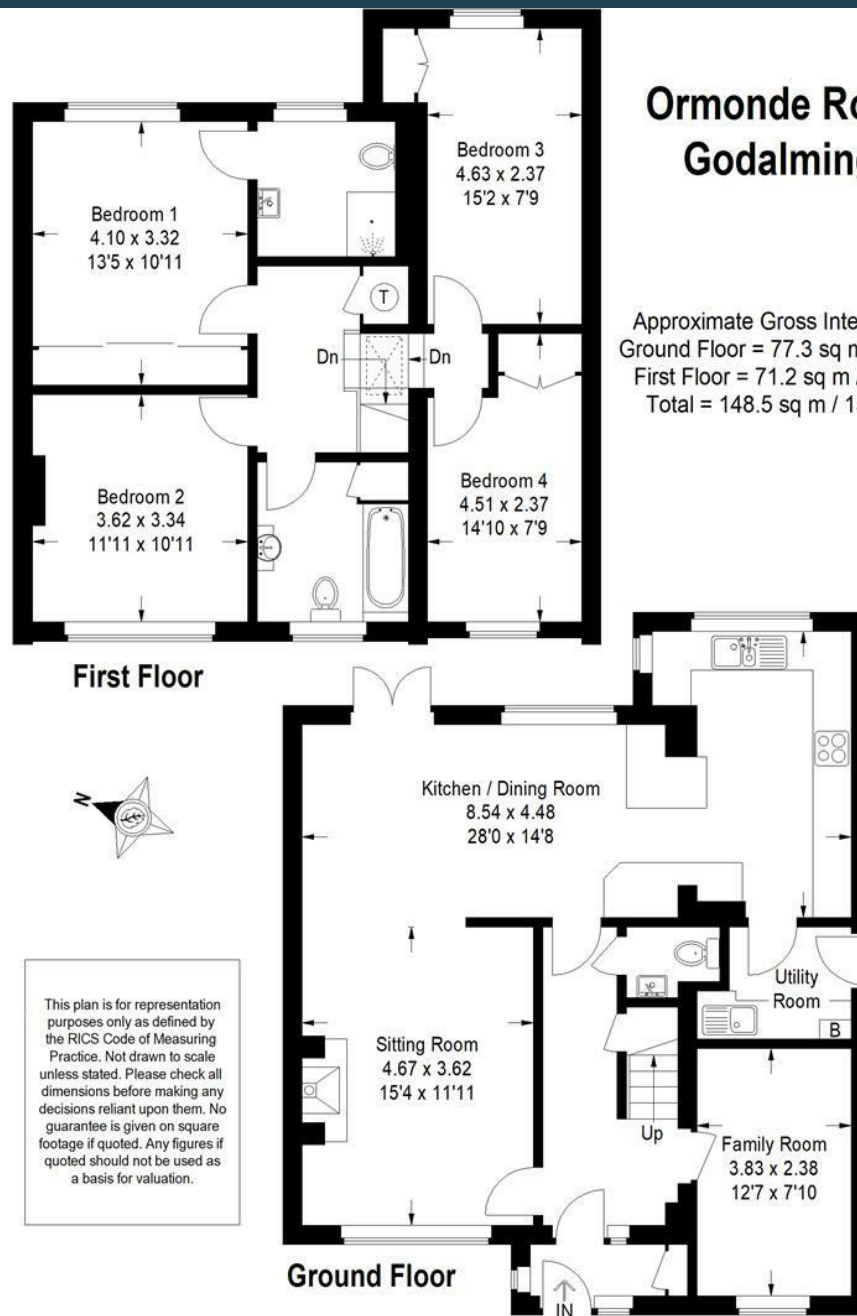
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GU7 1EB

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Ormonde Road, Godalming

Approximate Gross Internal Area
Ground Floor = 77.3 sq m / 832 sq ft
First Floor = 71.2 sq m / 766 sq ft
Total = 148.5 sq m / 1598 sq ft



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.