



# Hillside Lodge The Drive

Busbridge Surrey GU7 1PD

Guide Price: £1,350,000 Freehold









- Entrance Hall & Cloakroom
- Sitting Room
- Dining Room
- Family Room
- Kitchen/Breakfast Room & Utility
- Four Bedrooms + Study
- Two Bathrooms
- Driveway & Double Garage
- Attractive Garden Plot  
Approx. 1/3rd of An Acre
- No Onward Chain



A rare opportunity to purchase a substantial four bedroom detached family home set in a fabulous plot of approximately one third of an acre and offering great potential to modernise and extend, subject to obtaining any necessary consents. The house occupies a highly sort after location set in The Drive in the popular Busbridge area of Godalming being within easy reach of the town centre with its excellent shops, restaurants, leisure, recreational facilities, popular schools, bus routes and mainline station serving Waterloo in under one hour.























Main Line Station – 1 mile (Waterloo approx. 50 mins)

Godalming High Street – 0.9 miles

Infant School – 0.35 miles Junior School – 0.3 miles

Secondary School – 2.3 miles

Doctors – 1.7 miles Dentist – 0.8 miles

A3 – 2.9 miles M25 – 14 miles M3 – 16 miles

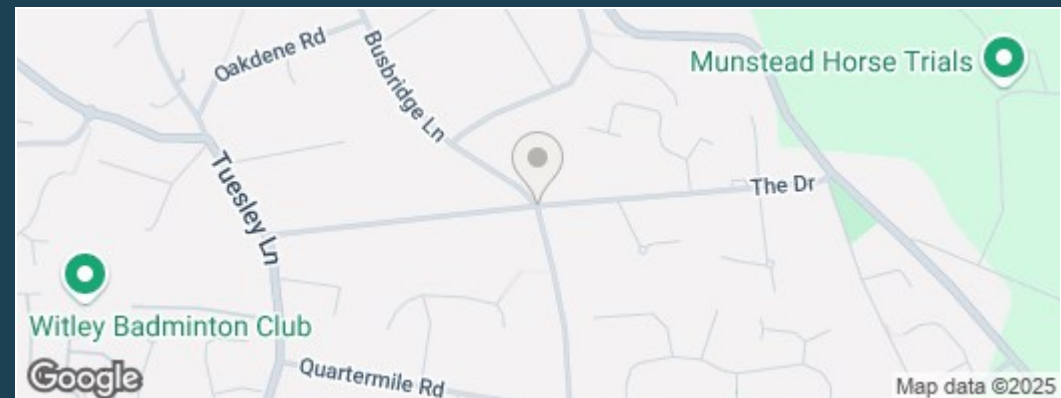
Gatwick – 28.6 miles Heathrow – 32 miles

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

EPC Rating – D



Directions: From our office in the High Street proceed down Bridge Street and at the mini roundabout take the right hand exit into Flambard Way and at the second set of traffic lights turn left into the Brighton Road. Continue along the Brighton Road and after approximately ½ mile turn right into The Drive immediately before Busbridge Church. Continue along The Drive and Hillside Lodge will be found after on your right hand side, shortly after the turning for The Paddock.



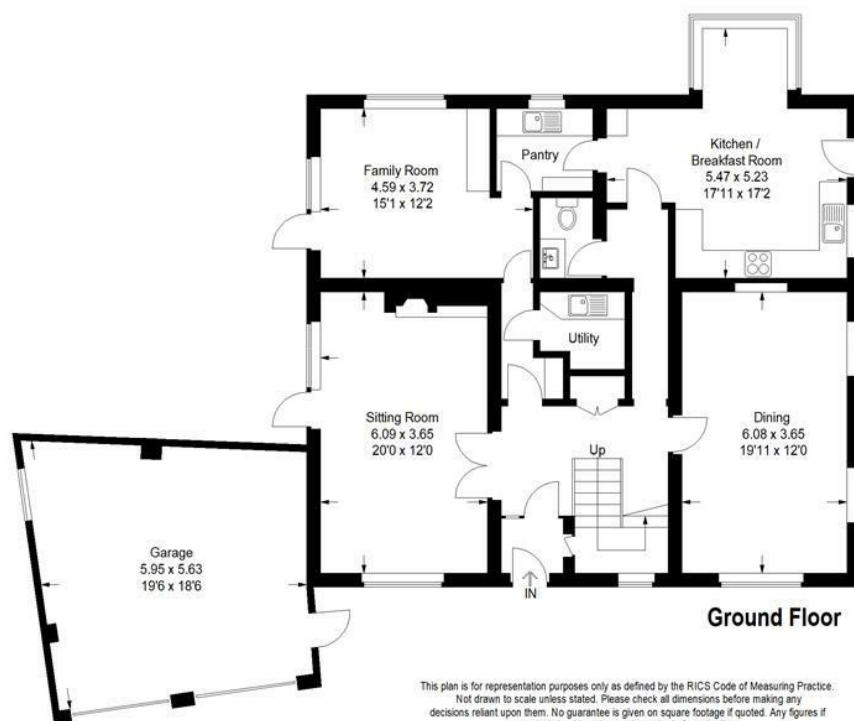


# Hillside Lodge, The Drive, Busbridge, Godalming

Approximate Gross Internal Area  
Ground Floor = 120.6 sq m / 1298 sq ft  
First Floor = 85.7 sq m / 922 sq ft  
Garage = 31.6 sq m / 340 sq ft  
Total = 237.9 sq m / 2560 sq ft



First Floor



Ground 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. No guarantee is given on square footage if quoted. Any figures if  
quoted should not be used as a basis for valuation.



**Emery &  
Orchard**  
ESTATE AGENTS

01483 419 300

20 High Street  
Godalming  
Surrey  
GU7 1EB

email: [office@emery-orchard.co.uk](mailto:office@emery-orchard.co.uk)

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.