



9 Hill Court Ballfield Road

Godalming Surrey GU7 2HD

Guide Price: £465,000 Leasehold - Share of Freehold





- Fabulous Panoramic Views Over Godalming & Beyond
- Popular Charterhouse Area of Godalming
- Bright, Spacious & Adaptable Accommodation Arranged Over Three Floors
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Bathroom & Shower Room
- Gas Central Heating & Double Glazed Windows
- Integral Garage & Parking
- Well maintained Communal Gardens & Grounds



A well presented three storey three bedroom town house offering bright, spacious and adaptable accommodation being part of in small development of other similar properties set in over an acre of communal gardens & grounds. The house enjoys fabulous panoramic views over Godalming and is conveniently located within easy reach of the town centre and only half a mile from Farncombe main line station which offers a fast and frequent service to London Waterloo.











Main Line Station – 0.5 mile (Waterloo approx. 45 mins)

Godalming Town Centre – 0.8 miles

Infant School – 0.5 miles Junior School 0.7 Miles

Secondary School – 1.1 miles - Doctors – 0.9 miles Dentist – 1.0 miles

A3 – miles 0.0 miles M25 – 14 miles M3 – 13.7 miles

Energy Efficiency Rating - C

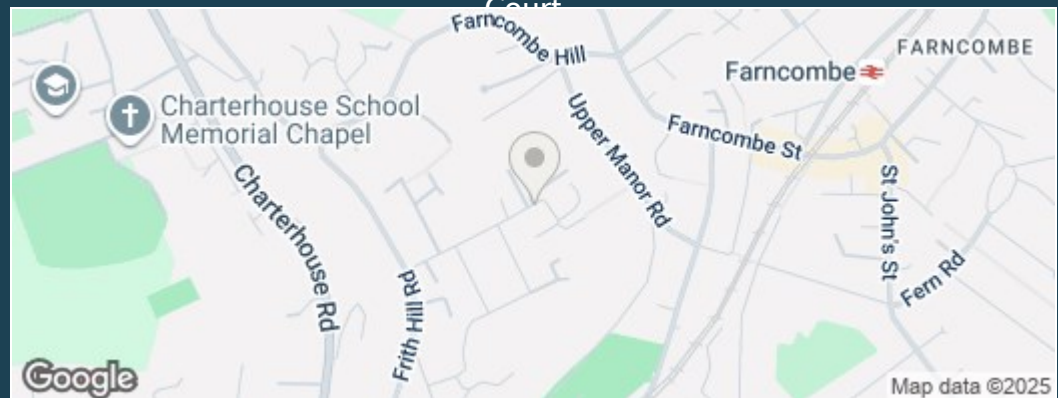
Council Tax Band D – Payable £2491.09 (2025/26)

999 Lease from 23/11/1962 plus share of Freehold

N.B There is an annual service charge of £720 (2024) for the upkeep and maintenance of the communal grounds & gardens



Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the left hand turning into Chalk Road and then the second right hand turn into Nightingale Road. Continue for a short distance turning left into Deanery Road and first right into Frith Hill Road. Continue up Frith Hill Road past the brow of the hill and take the right hand turn onto Ballfield Road. The entrance to Hill Court will be found on your left immediately after the turning for LittleTurners





Hill Court

Approximate Gross Internal Area
 Ground Floor = 25.7 sq m / 277 sq ft
 First Floor = 37 sq m / 398 sq ft
 Second Floor = 37.3 sq m / 401 sq ft
 Garage = 10.6 sq m / 114 sq ft
 Total = 110.6 sq m / 1190 sq ft

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.

ZOOPLA

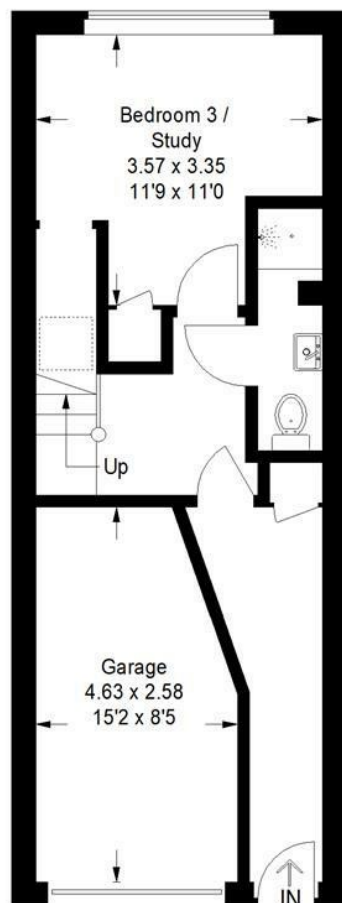


Emery & Orchard
 ESTATE AGENTS

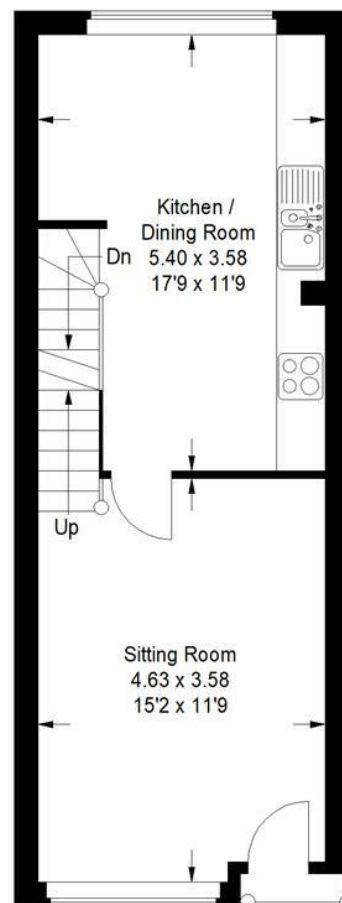
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20 High Street
 Godalming
 Surrey
 GU7 1EB

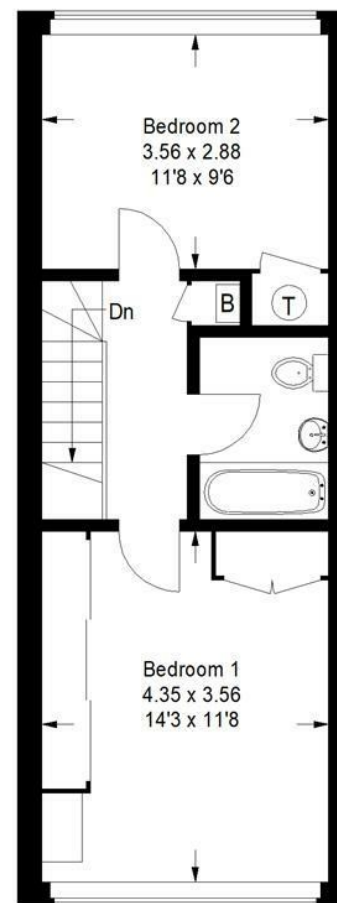
email:office@emery-orchard.co.uk



Ground Floor



First Floor



Second Floor

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.