



30b Chalk Road

Godalming GU7 2AD

Guide Price: £750,000 Freehold



- Short Walk From Town Centre & Station
- Underfloor Heating
- Entrance Hall & Utility Room/Cloakroom
- Triple Aspect Sitting Room
- Superb Kitchen/Dining Room
- Family Room/Study
- Three Double Bedrooms
- Bathroom & En-suite Shower Room
- Driveway & Double Barn Style Garage
- Attractive Gardens



A stylish and individual detached house built in 2014 offering bright and spacious well planned accommodation that includes a delightful triple aspect sitting room, fabulous kitchen/dining room, family room/study, three double bedrooms, and two bathrooms, there is also useful utility room/cloakroom. Other features include a double barn style garage with storage, good size driveway and attractive gardens. The property occupies a highly convenient location being only 0.5 of a mile from the town centre with its excellent shops, restaurants, leisure and recreational facilities, nearby bus routes and main line station.











Main Line Station – 0.5 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.5 miles

Infant School – 0.5 miles Junior School – 0.6 miles

Secondary School – 1.2 miles

Doctors – 1 mile Dentist – 0.6 miles

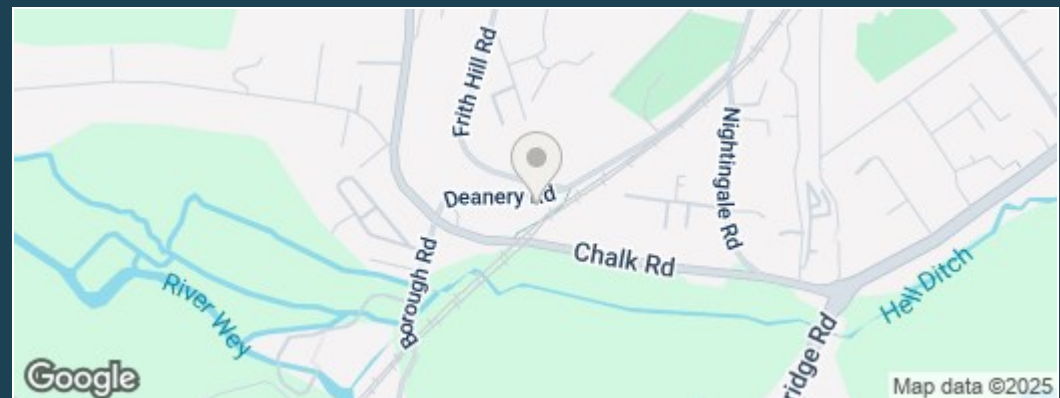
A3 – 2 miles M25 – 12.7 miles M3 – 13 miles

Council Tax Band – F Payable – £3639.90 (2025/26)

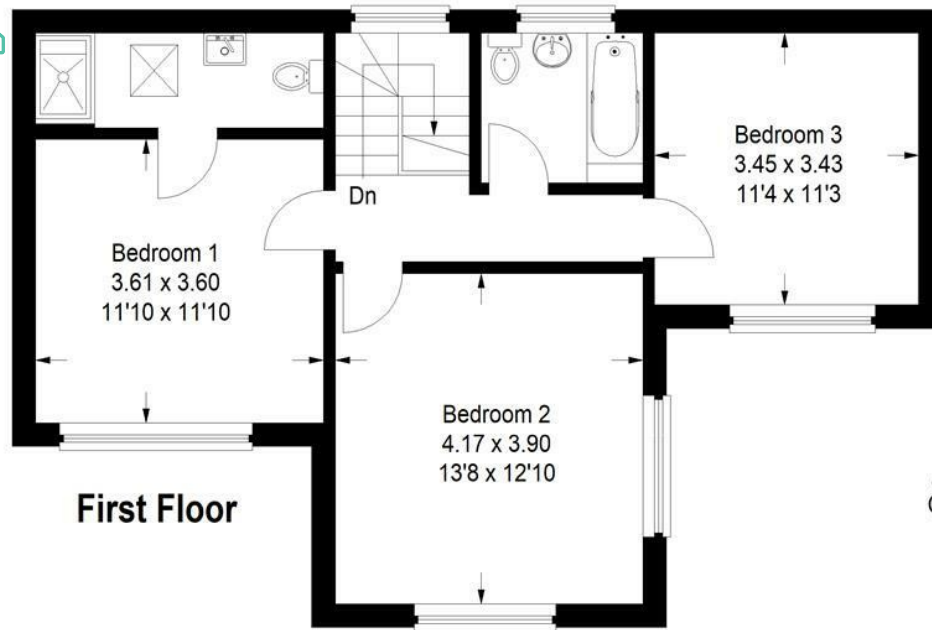
EPC Rating – C



Directions: From our office in Godalming proceed to the top of the High Street turning right into Station Road and along to St Peter & Pauls Church, following the road round to the left into Borough Road. Proceed to the end of this road and turn right into Chalk Road. Proceed a short way along Chalk Road and the drive to 30b Chalk Road will be found on the left hand side immediately before the bridge.

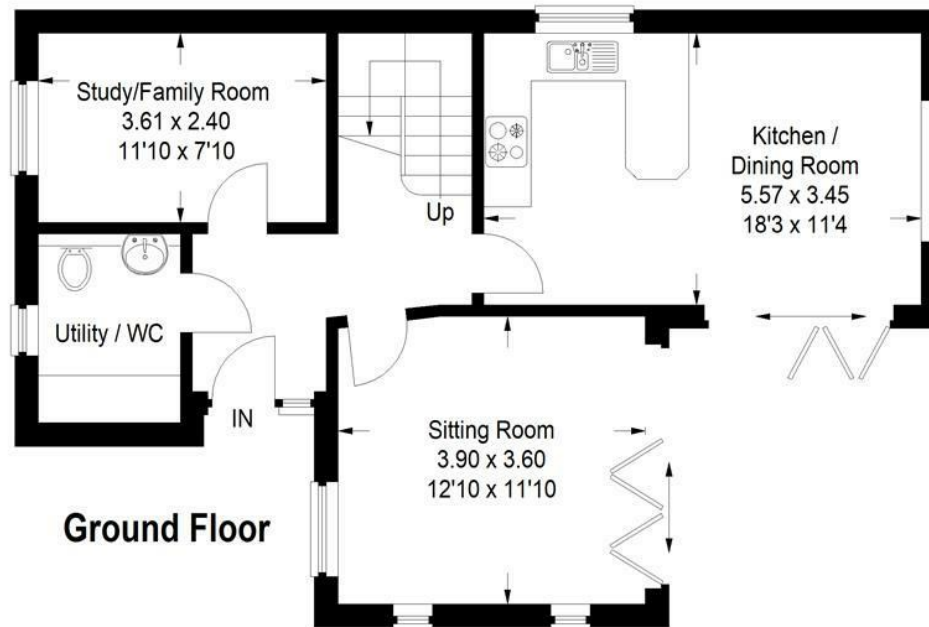


Chalk Road, Godalming



Approximate Gross Internal Area
Ground Floor = 58 sq m / 624 sq ft
First Floor = 58.9 sq m / 634 sq ft
Total = 116.9 sq m / 1258 sq ft

This plan is for representation purposes only. Reproduced from plans supplied by the Agent. 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

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.

