



19 Spring Grove

Farncombe Surrey GU7 3SS

Asking Price: £575,000 Freehold





- Easy Reach of Village Centre and Main Line Station
- Spacious & Adaptable Family Accommodation
- Close to Local Schools
- Sitting Room
- Open Plan
Kitchen/Dining/Family Room
- Utility Room & Cloakroom
- Three Bedrooms & Bathroom
- Garden Studio/Home Office
- Good Size South/East Facing Rear Garden
- Off Road Parking for 4/5 Cars



A deceptively spacious three bedroom semi detached house recently extended to provide excellent family accommodation including an impressive 25ft x 20ft open plan kitchen/dining/family room . The house occupies an enviable position set back from a small green and conveniently located within easy reach of the village centre and main line station.







Main Line Station – 0.6 mile (Waterloo approx. 45 mins)

Village Centre – 0.6 mile Godalming – 1.3 miles

Infant School – 0.6 mile

Secondary School – 0.8 miles - Doctors – 0.4 miles Dentist – 0.3 miles

A3 – miles 2.4 miles M25 – 13.1 miles M3 – 13.6 miles

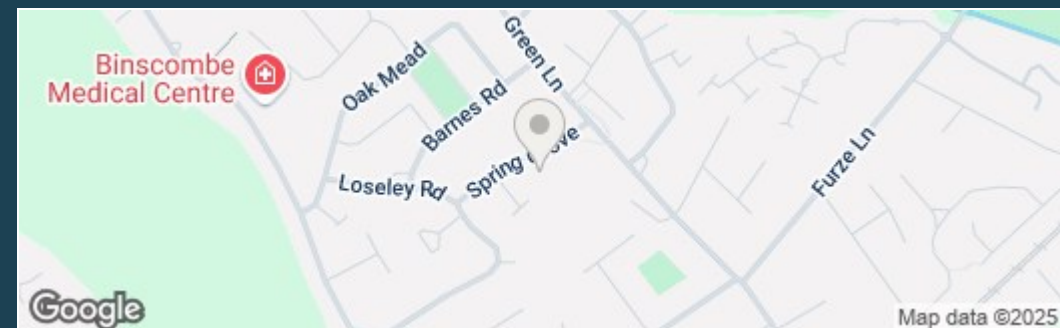
Energy Efficiency Rating - C

Council Tax Band D – Payable £2519.93 (2025/26)

N.B. There is an annual licence fee of approx. £210 payable to the local authority for access to the properties parking area which is located to the rear of the house.



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 right hand exit on to Meadow (A3100). Continue along Meadow and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the 'T' junction opposite Farncombe Station turn right into Summers Road. Continue along Summers Road bearing sharp left and over the level crossing and Spring Grove will be found as the fifth turning on your left hand side. Number 19 will then be found after a short distance on your left hand side.



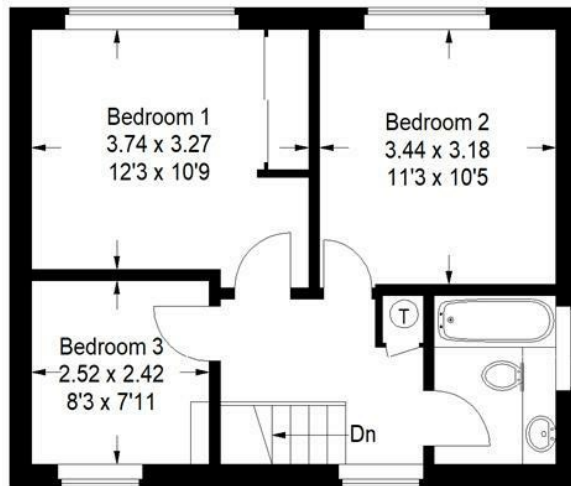


**Emery &
Orchard**
ESTATE AGENTS

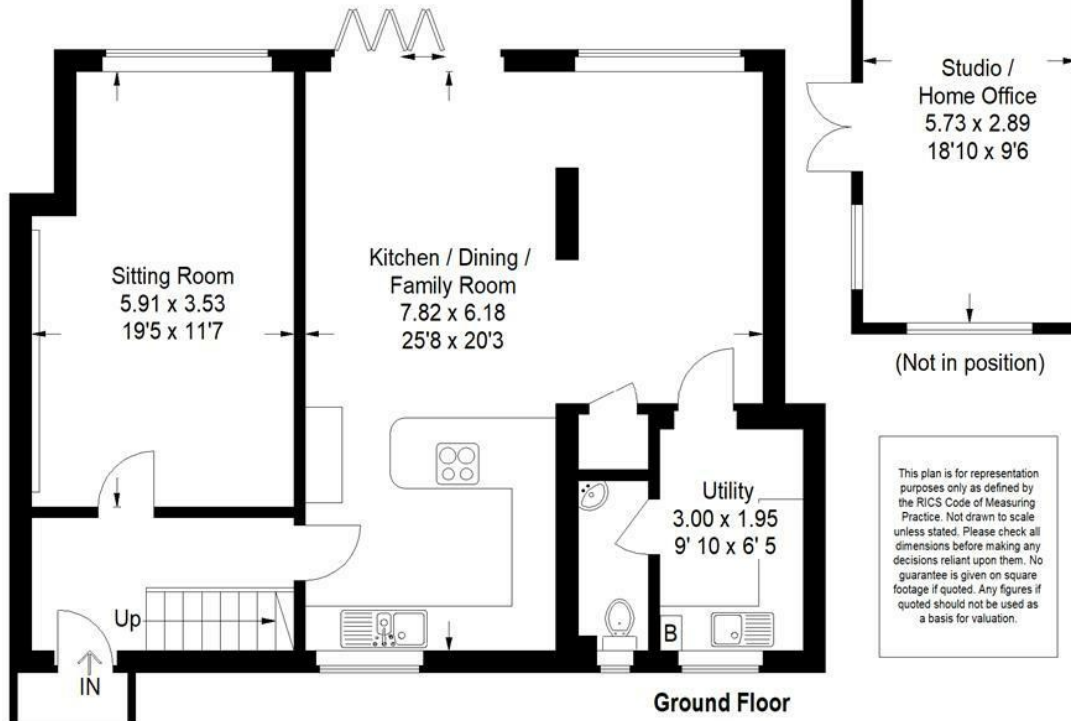
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Approximate Gross Internal Area
Ground Floor = 78.8 sq m / 848 sq ft
First Floor = 41.9 sq m / 451 sq ft
Studio / Home Office = 16.7 sq m / 180 sq ft
Total = 137.4 sq m / 1479 sq ft



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.

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.