



Cheam Cottage 20 Furze Lane

Farncombe GU7 3NW

Guide Price: £635,000 Freehold



- No Onward Chain
- Potential to Extend (STPP)
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Boot Room & Cloakroom
- Three Bedrooms
- Family Bathroom & En-suite Shower Room
- Driveway & Garden



A most attractive three bedroom detached family house, believed to have been built in the 1920's, having a number of character features and providing bright and well planned accommodation that includes two reception rooms, a delightful conservatory, three bedrooms, an en-suite shower room and good size family bathroom. There is also a boot room, cloakroom, driveway and secluded garden with large timber workshop. The property, which also has great potential for extension (stpp), occupies a great location being within easy reach of Farncombe village centre with its excellent shops, leisure & recreational facilities, popular schools, bus routes and main line station.







Main Line Station – 0.4 miles (Waterloo approx. 45/50mins)

Village Centre – 0.5 miles Godalming – 1.3 miles

Primary School – 0.5 miles Secondary School – 0.6 miles

Doctors – 0.7 miles Dentist – 0.5 miles

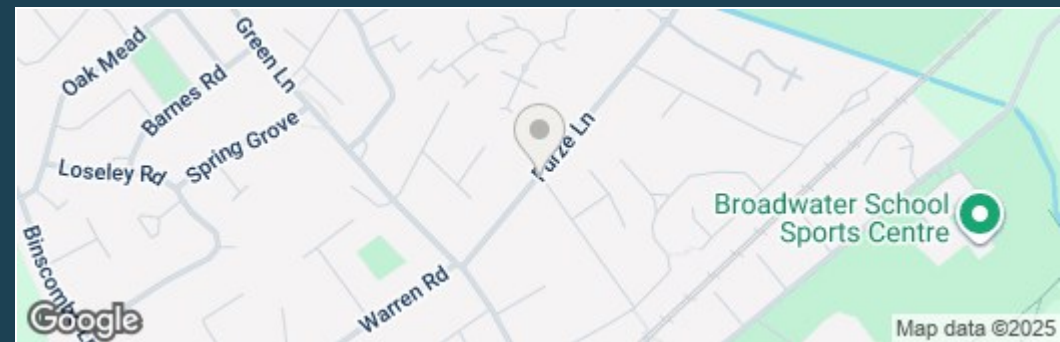
A3 – 2.5 miles M25 – 14 miles M3 – 16 miles

Council Tax Band – E Payable – £3079.90p (2025/26)

EPC Rating – D



Directions: From Godalming proceed down Bridge Street and across the roundabout into Bridge Road. At the next roundabout take the right hand exit on to Meadrow (A3100). Continue along Meadrow 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 in the centre of Farncombe village turn right into Summers Road. Continue along Summers Road bearing round to the left and over the level crossing into Bourne Road. Furze Lane will then be found as the third turning on your right hand side. Continue along Furze Lane and Cheam Cottage, No 20 will be found after a short distance on the left



Furze Lane, Farncombe

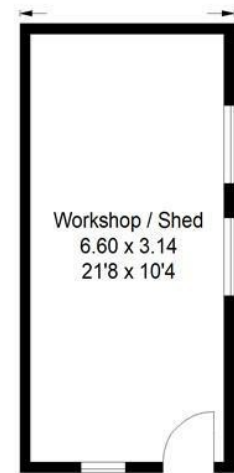
ZOOPLA

Approximate Gross Internal Area
Ground Floor = 70 sq m / 753 sq ft
First Floor = 47.8 sq m / 514 sq ft
Outbuilding = 17.9 sq m / 193 sq ft
Total = 135.7 sq m / 1460 sq ft



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.



(Not in Position)



First Floor

PrimeLocation.com



**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.