



17 Hare Lane

Godalming Surrey GU7 3EE

Asking Price: £500,000 Freehold





- Short Walk of Farncombe Village Centre & Main Line Station
- Tastefully Refurbished
- Easy Reach of Godalming Town centre
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Brick Built Home Office/Studio
- Beautifully Landscaped South West facing Gardens



A tastefully refurbished detached two bedroom property offering bright, spacious and adaptable accommodation. The property occupies an enviable elevated setting and is ideally located within easy reach of both Farncombe village centre with its excellent range of shops, schools and main line station servicing London Waterloo in approximately 45 mins.











Farncombe Station – 0.3 miles (Waterloo approx. 45 mins)

Farncombe Centre – 0.3 miles Godalming – 0.7 miles

Infant School – 0.4 miles Junior School – 0.2 miles

Secondary School – 0.8 miles Doctors – 0.4 miles

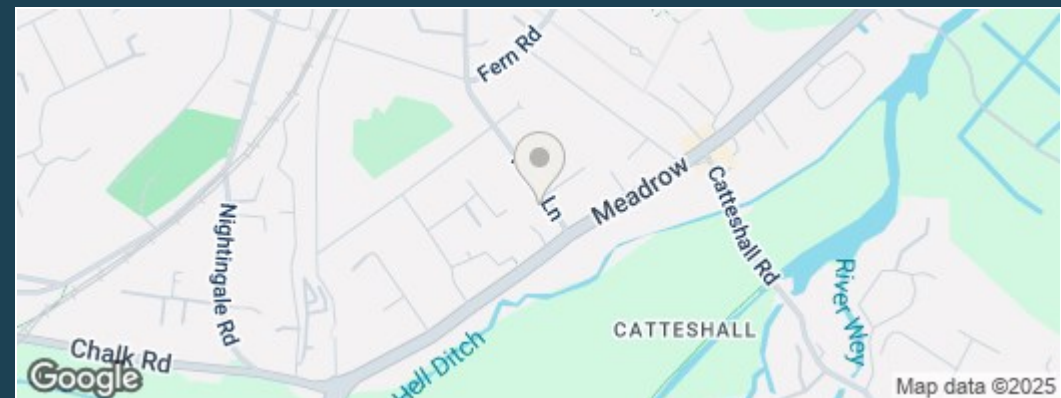
A3 – 3.0 miles M25 – 14.9 miles M3 – 14.5 miles

Council Tax Band - D Payable - £2477.87 (2025/265)

Energy Efficiency Rating D.

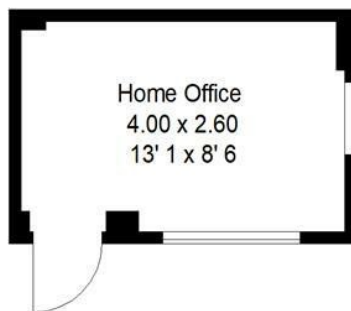


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the roundabout by The Wey Inn public house take the second exit into the Meadow (A3100) and continue along Meadow where Hare Lane will be found as the third turning on your left hand side. Number 17 will then be found after a short distance on your left.

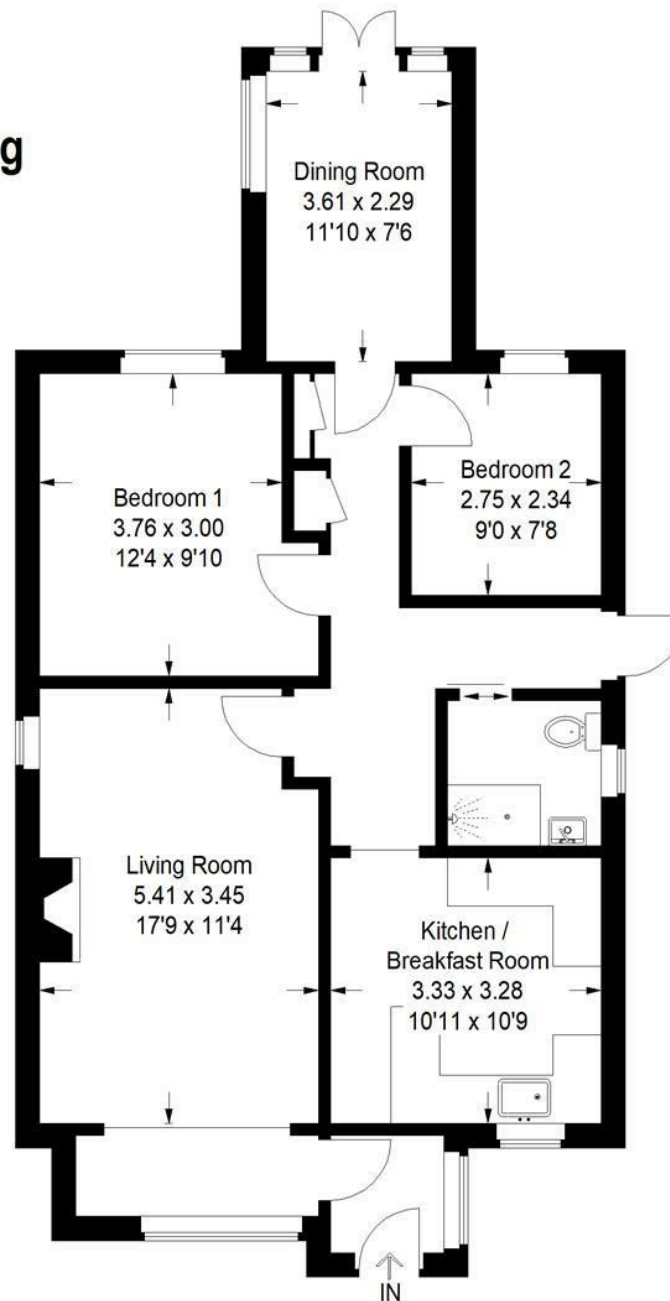


Hare Lane, Godalming

APPROX. GROSS
INTERNAL FLOOR AREA
House : 839 SQFT / 77.9 SQM
Home Office : 112 SQFT / 10.4 SQM



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