



Oakridge House Orchardfield Road

Farncombe, Godalming Surrey GU7 3PB

Guide Price: £1,150,000 Freehold



- Entrance Hall
- Fabulous Sitting Room with Woodburner
- Study
- Superb Family Room/Dining Room & Kitchen
- Utility Room
- Galleried Landing
- Five Bedrooms
- Bathroom and Two Shower Rooms
- Long Driveway
- Attractive & Secluded Garden



An attractive and much improved five bedroom detached family house having been skillfully extended providing stylish and well planned accommodation ideally suited to family life. This includes a fabulous sitting room with wood burner, study, superb open plan family room, dining room, kitchen and a useful utility room. There is also a galleried landing, five bedrooms and three bathrooms. Outside there is an attractive secluded garden and ample parking. The property occupies a tucked away yet highly convenient location set at the end of a long private driveway and being within easy reach of Farncombe village centre with its excellent local shops, leisure and recreational facilities, popular schools, bus routes and main line station.











Main Line Station – 0.3 miles (Waterloo approx. 45/50 mins)

Village Centre – 0.4 miles Godalming – 1.2 miles

Infant School – 0.3 miles Junior School – 0.9 miles

Secondary School – 0.5 miles

Doctors – 0.8 miles Dentist – 0.6 miles

A3 – 2.4 miles M25 – 12 miles M3 – 13.5 miles

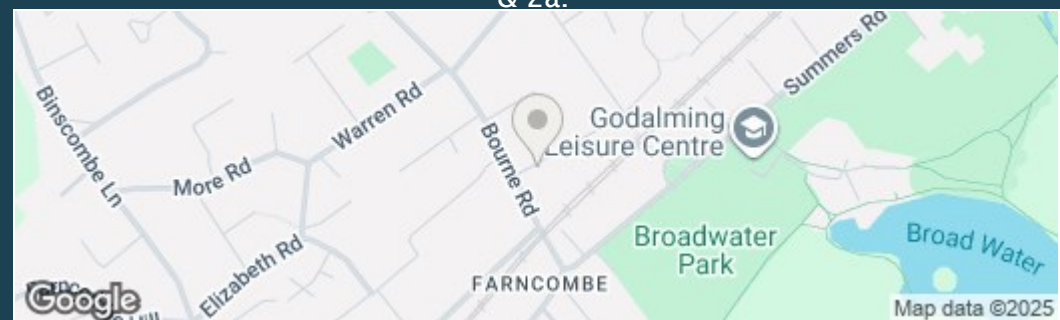
EPC Rating – D

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

* As the property has been improved or extended since it was placed in a Council Tax band, it will be reviewed and may increase following the sale of the property.



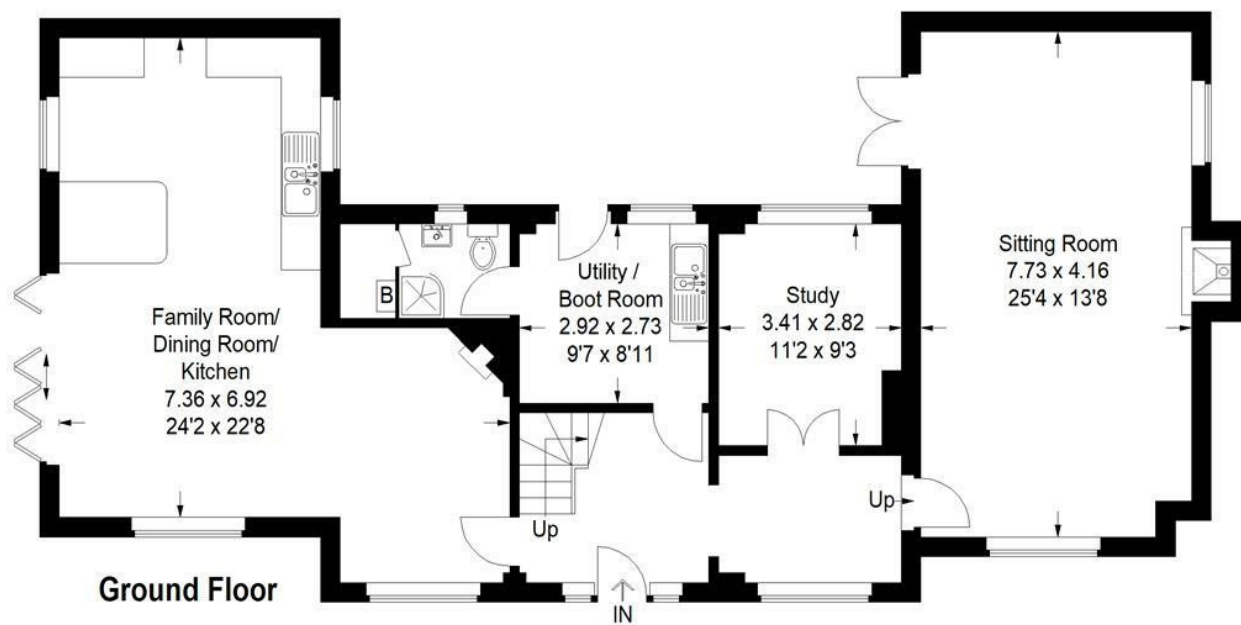
Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next mini roundabout take the right hand exit onto the A3100 (Meadow). Continue along Meadow and take the third turning on your left hand side into Hare Lane and continue along Hare Lane which leads into St Johns Street and at the T-junction turn right into Summers Road. Continue along Summers Road bearing sharply round to the left and over the level crossing and then take the first turning on your right hand side into Orchardfield Road. The driveway leading to Oakridge House will be found after a short distance on your right between No. 2 & 2a.



Orchardfield Road, Godalming



Approximate Gross Internal Area
Ground Floor = 113.1 sq m / 1217 sq ft
First Floor = 97.8 sq m / 1052 sq ft
Total = 210.9 sq m / 2269 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.

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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.

