



Chipley 20a Furze Lane

Farncombe Surrey GU7 3NW

Guide Price - £675,000 Freehold





- Easy Reach of Village Centre & Main Line Station
- Spacious & Adaptable Family Accommodation
- Large Entrance Hall & Cloakroom
- Open Plan Living Room/Kitchen with Adjoining Utility Room
- Large Conservatory
- Family Room & Study/Occasional Bedroom Four
- Three/Four Bedrooms, Bathroom & En-suite Shower Room
- Gas Heating & Double Glazed Windows
- Off Road Parking
- Secluded Rear Garden with Large Timber Cabin



An attractive three bedroom detached house built to a high specification in 2006 offering spacious and adaptable family accommodation. The property occupies a very convenient 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

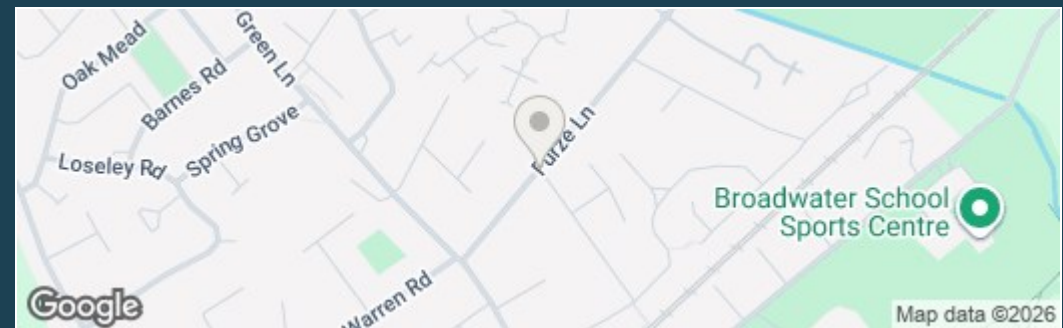
A3 – 2.5 miles M25 – 14 miles M3 – 16 miles

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

EPC Rating – C

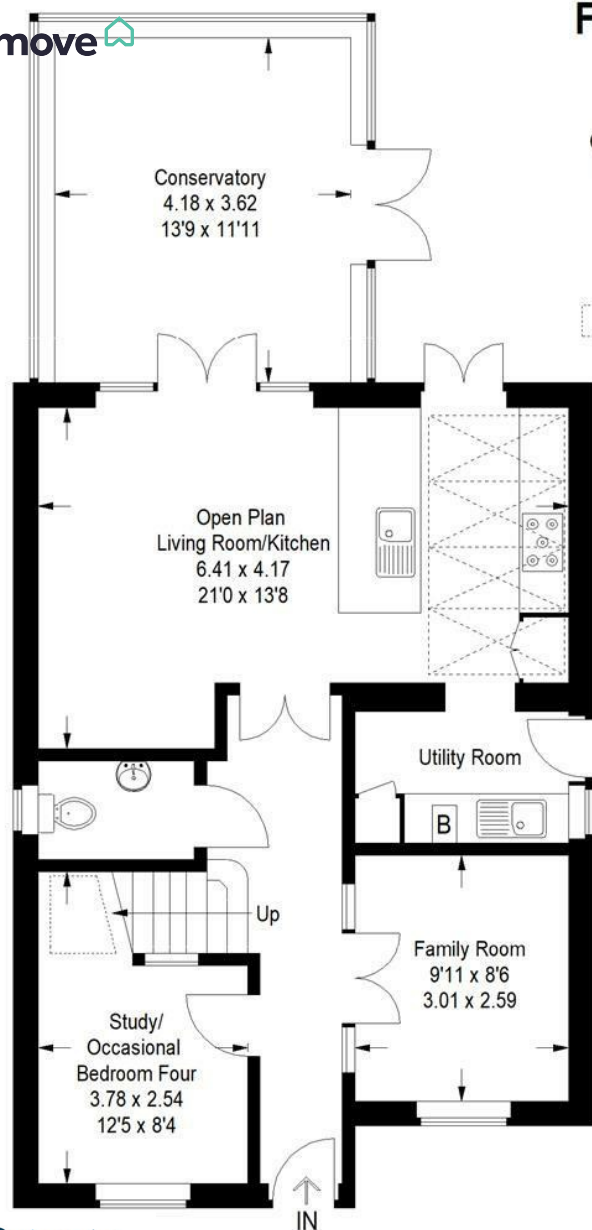


Directions: From Godalming proceed down Bridge Street and across the roundabout into Bridge Road. At the next roundabout take the right hand exit on to Meadow (A3100). Continue along Meadow and take the third turning on your left hand side into Hare Lane. Continue along Hare Lane which leads into St Johns Street and at the T junction 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 Chipley, No 20a will be found after a short distance on the left.

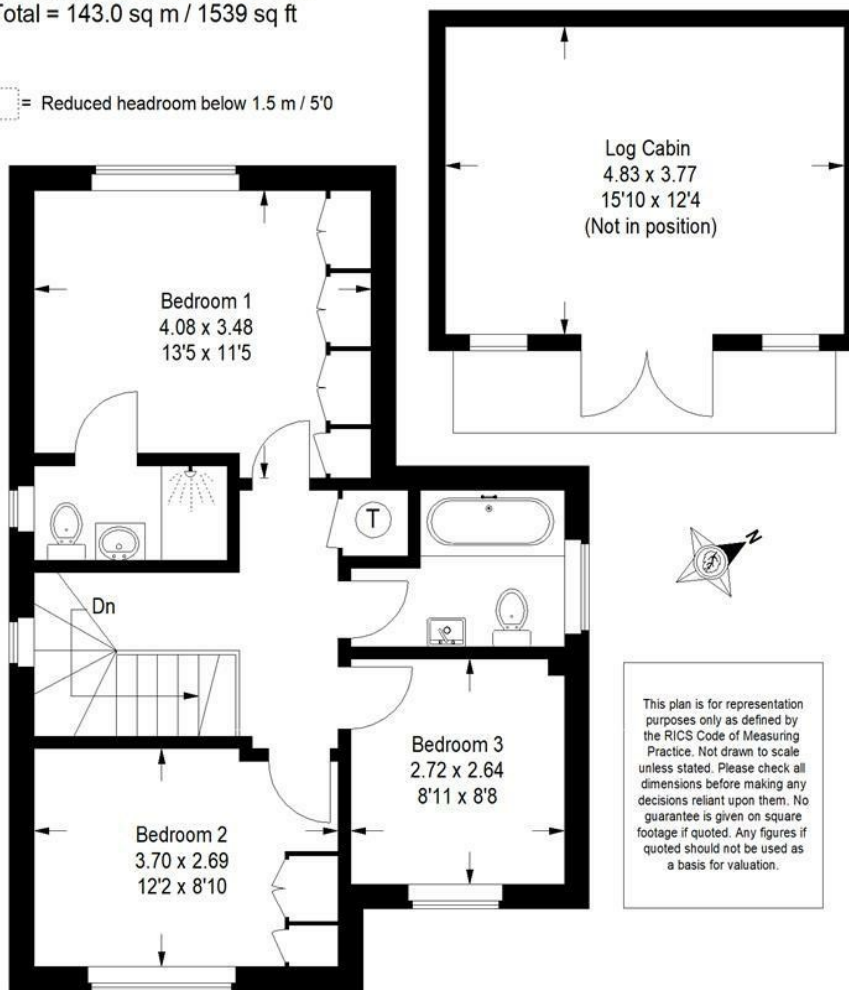


Approximate Gross Internal Area
 Ground Floor = 75.2 sq m / 809 sq ft
 First Floor = 49.6 sq m / 534 sq ft
 Outbuilding = 18.2 sq m / 196 sq ft
 Total = 143.0 sq m / 1539 sq ft

 = Reduced headroom below 1.5 m / 5'0"



Ground Floor



First 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.



**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.