



Shomer  
Cottage

**Shomer Cottage, 2 Fisher Lane, Godalming, Surrey GU8 4TE**  
**Freehold**

CLARKE  GAMMON

**SHOMER COTTAGE 2 FISHER LANE  
GODALMING SURREY GU8 4TE**

Semi detached period  
cottage

4 bedrooms

Kitchen & cloakroom

Driveway, carport & garage

Picturesque and peaceful  
setting

Excellent scope to extend  
and modernise subject to  
planning

Dining room & living room

Family bathroom

Beautiful gardens

Electric heating and private  
drainage



**An attractive semi-detached  
period cottage with an immense  
amount of scope and potential in  
a gloriously peaceful and  
picturesque setting on the semi-  
rural outskirts of Chiddingfold.**

**THE PROPERTY**

Shomer Cottage has been in the same ownership for 50 years, a much loved character home with beautiful gardens that now offers the opportunity for the new owner to modernise and extend the property subject to planning permission. Set back from this country lane the property enjoys a lovely semi-rural and picturesque setting with the accommodation arranged over 3 floors. On the ground floor are two reception rooms, the front aspect dining room and central living room which as an open fireplace, door to the rear garden and a stable door to the kitchen, Bedrooms 1 & 2 are located on the first floor both with their own views to fields and trees, complimented by the bathroom, with bedrooms 3 & 4 on the second floor enjoying the same delightful rural aspect.



## THE GROUNDS

The cottage is approached by its generous shingle driveway, lawned front garden, entrance area and car ports which leads to a single garage. Between the garage and the cottage is an attractive red brick paved terrace which has a shed and spills out onto the well maintained level lawn flanked by level and well stocked flower and shrub borders enjoying an established wooded back drop.

## SITUATION

Nearby Chiddingfold has a village green, convenience store and post office, butchers, coffee shop, school and two pubs. Haslemere offers a greater variety of shops and amenities including Waitrose, M & S Food, Tesco and W H Smith, two sports centres, state and private schools for all ages and main line station offering a fast and frequent service into London Waterloo in under the hour. There are several quality golf courses nearby at Cowdray Park, Hindhead and Liphook and the whole area is surrounded by many miles of open countryside much of it National Trust owned.

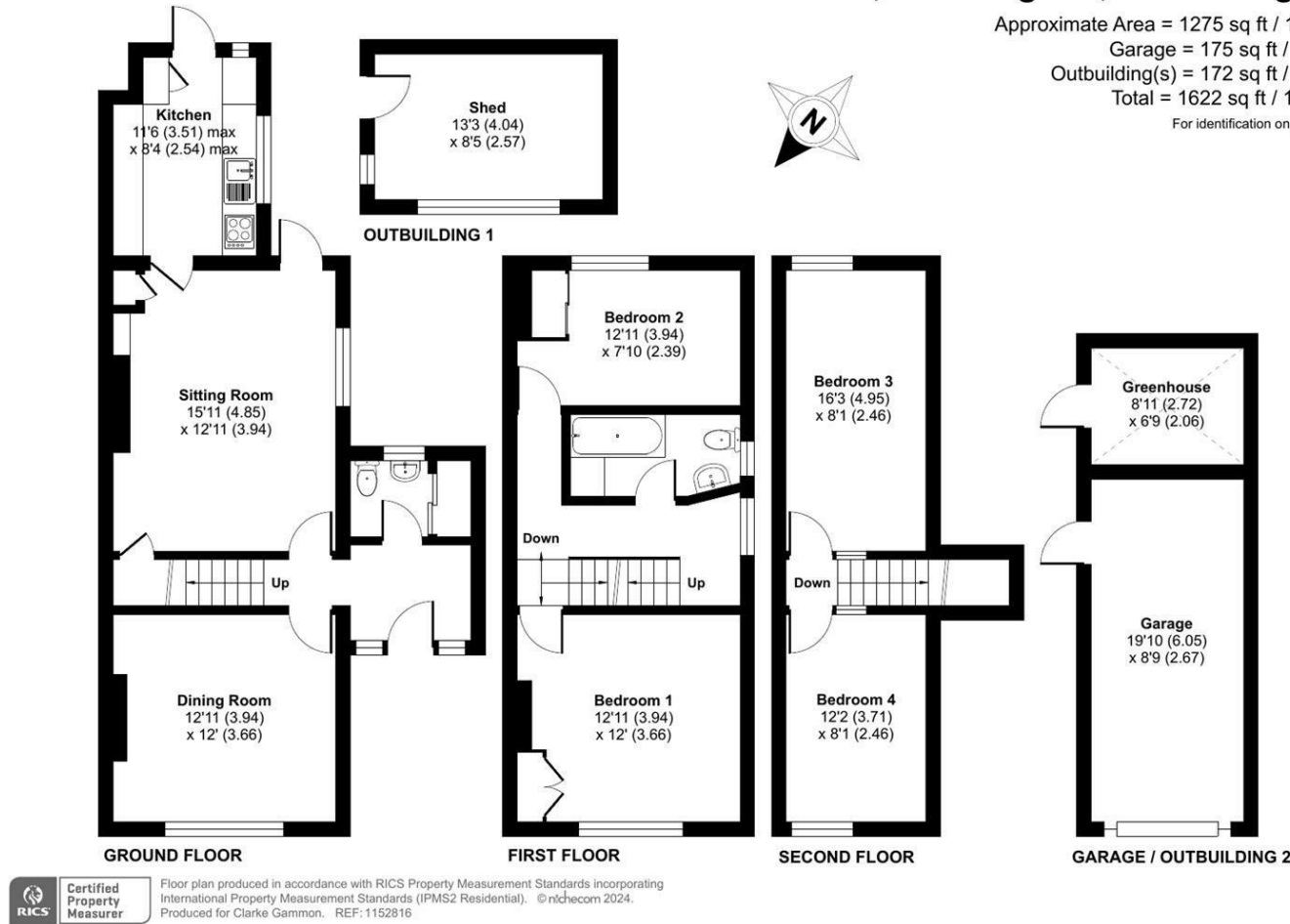
Haslemere mainline station | 6.6 miles  
Witley mainline station | 5 miles  
A3 access at Milford | 9.8 miles  
Godalming | 9 miles  
Guildford | 13 miles  
Chichester | 24 miles

All distances approximate

# Fisher Lane, Chiddingfold, Godalming, GU8

Approximate Area = 1275 sq ft / 118.4 sq m  
 Garage = 175 sq ft / 16.2 sq m  
 Outbuilding(s) = 172 sq ft / 15.9 sq m  
 Total = 1622 sq ft / 150.5 sq m

For identification only - Not to scale



## LOCAL AUTHORITY

Waverley

## COUNCIL TAX

Band D

## SERVICES

Mains water, electric heating and private drainage

11th July 2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>25</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## CG HASLEMERE OFFICE

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## DIRECTIONS

From our office travel along the High Street and turn left on Petworth Road and follow for 3 miles before turning left into Rodgate Lane, continue along and turn right at the junction into Cripplecrutch Hill, then take your first left into Shillinglee Road, which takes you into Plaistow Road and then turn right into Fisher Lane, Shomer Cottage is then 0.8 miles on your righthand side.

## AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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