



**Chantries
& Pewleys**



Binscombe Lane
Godalming



INTRODUCING

12 Binscombe Lane

GODALMING, SURREY, GU7 3PN

Occupying an elevated position with far-reaching views, this well-proportioned four double bedroom family home is rich in character features, conveniently located just a short walk from Farncombe railway station, and further benefits from off-road parking



4 BEDROOMS



3 RECEPTIONS



KITCHEN/BREAKFAST ROOM



BASEMENT

Tenure: Freehold

Council Tax Band: F

EPC: E

















Approximate Gross Internal Area 2051 sq ft - 191 sq m

Basement Area 147 sq ft – 14 sq m

Ground Floor Area 896 sq ft – 83 sq m

First Floor Area 666 sq ft – 62 sq m

Second Floor Area 342 sq ft – 32 sq m





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