



6 Briar Patch

Godalming GU7 2JB

Asking Price: £550,000 Freehold

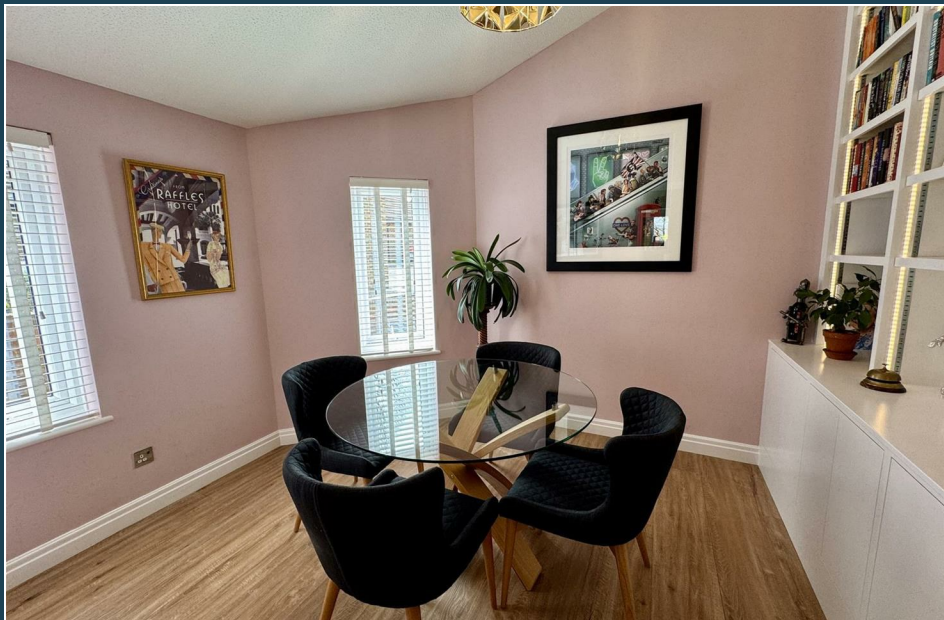


- No Onward Chain
- Entrance Hall & Cloakroom
- Fabulous Living/Dining Room with Vaulted Ceiling
- Balcony With Far Reaching Views
- Fitted Kitchen
- Two/Three Bedrooms
- Study/Bedroom Three
- Stylish Shower Room
- Double Glazing & Gas Central Heating
- Driveway & Garage



Offered with no onward chain, A stylish and much improved three bedroom contemporary home occupying a wonderful setting in a small private cul de sac and enjoying fabulous far reaching views. The property provides well planned and adaptable accommodation presented to a high standard that includes an entrance hall and cloakroom, superb sitting/dining room with high vaulted ceiling and doors opening onto a balcony, a fitted kitchen, three bedrooms and a stylish re-fitted shower room. The house is located in the much favoured Frith Hill/Charterhouse area being within easy reach of the town centre with its excellent shops, restaurants, leisure and recreational facilities, nearby bus routes and station.









Main Line Station – 0.9 miles (Waterloo approx. 50mins)

Godalming – 1 mile

Infant School – 1 mile Junior School – 0.9 miles

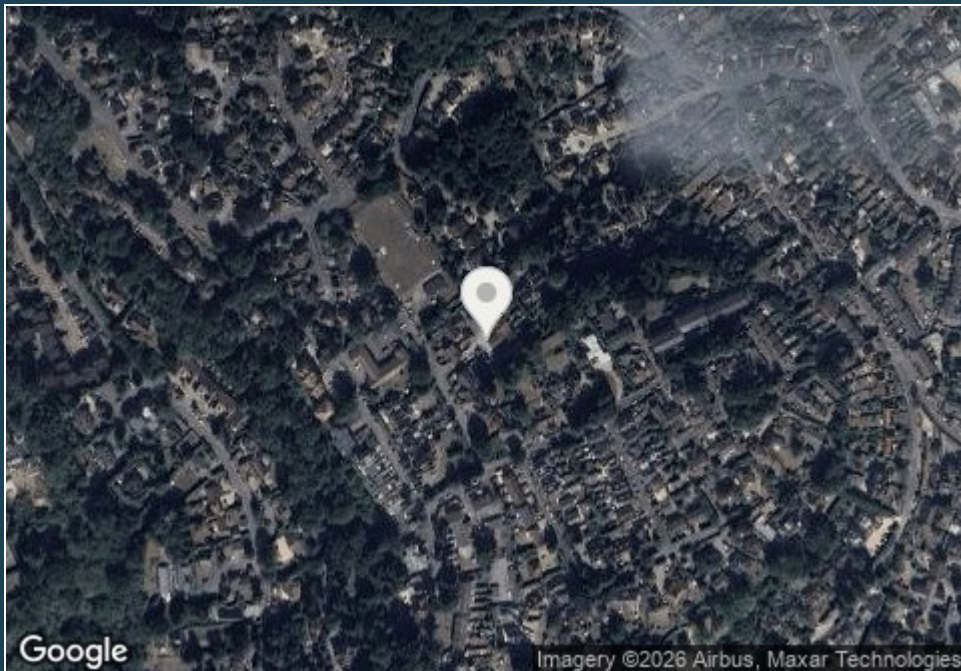
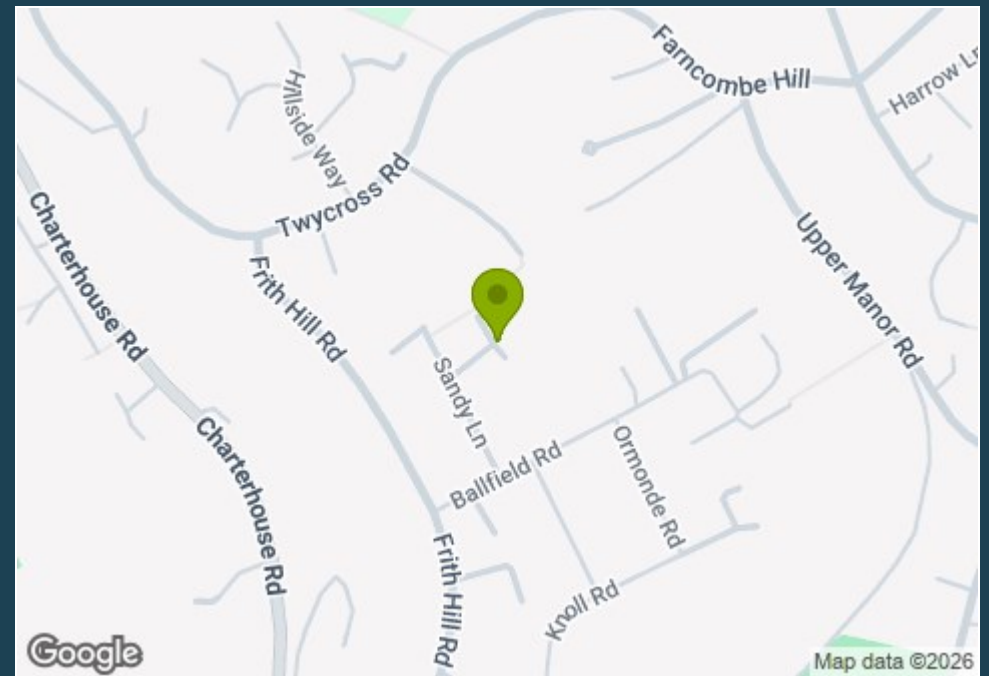
Secondary School – 1.2 miles

Doctors – 0.7 miles Dentist – 0.5 miles

A3 – 1.8 miles M25 – 15 miles M3 – 14 miles

Council Tax Band – E Payable – £3230.73p (2026/27)

EPC Rating – D

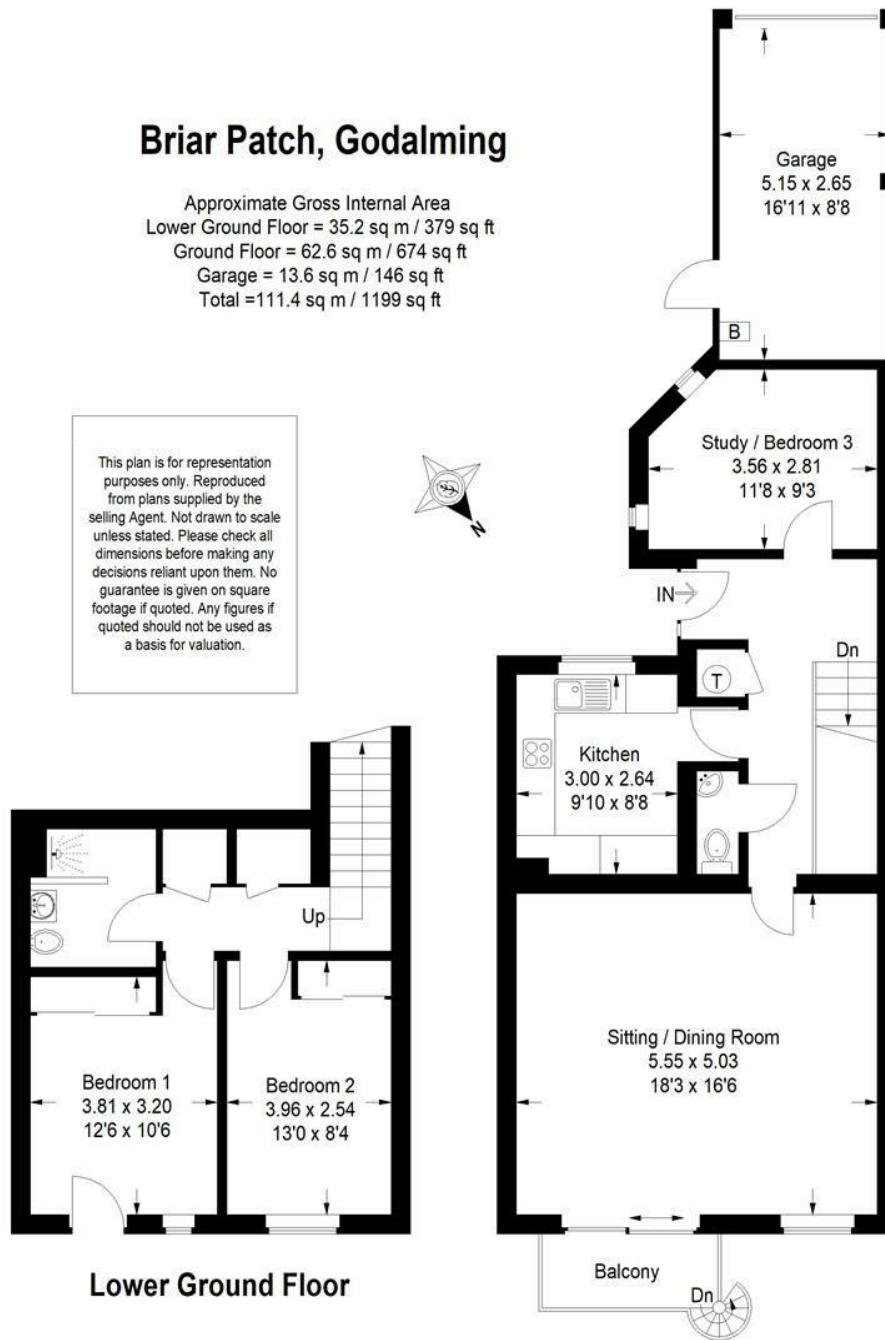


Directions: From our office in the High Street proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout by the Wey Inn take the first turning left into Chalk Road continuing under the railway bridge and into Charterhouse Road. Continue under the next Bridge and take the first turning on your right hand side into Twycross Road. Continue along Twycross Road and take the second turning on your right into Frith Hill Road and then first left into Ballfield Road. Then take the first turning on your left hand side into Sandy Lane and Briar Patch will then be found on your right hand side.

## Briar Patch, Godalming

Approximate Gross Internal Area  
 Lower Ground Floor = 35.2 sq m / 379 sq ft  
 Ground Floor = 62.6 sq m / 674 sq ft  
 Garage = 13.6 sq m / 146 sq ft  
 Total = 111.4 sq m / 1199 sq ft

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.



Lower Ground Floor



**Emery & Orchard**  
ESTATE AGENTS

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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. If the property has been extended since it was placed in its council tax band, the band may be reviewed and may increase following the sale of the property.