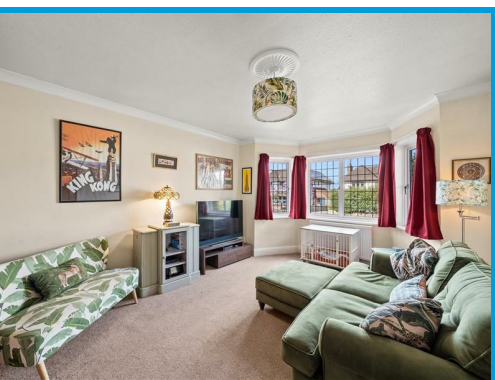




Binscombe Lane, Godalming, GU7 3PN

Guide Price £850,000

Located in an elevated position in a highly desired location close to popular local schools. This beautiful four bedroom Arts & Crafts family home boasts spacious accommodation within a short walk to Farncombe mainline station and highly sought after schools.



# Description

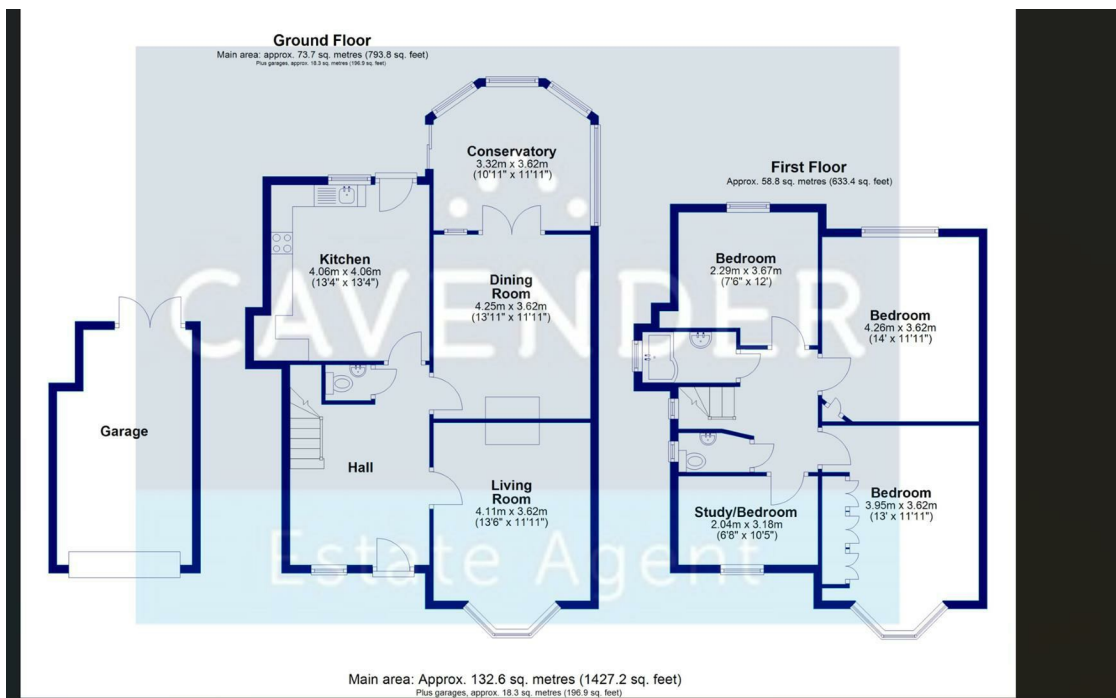
This spacious detached Arts and Crafts home offers a wonderful blend of character and modern living, set in an elevated position with far-reaching views from the principal bedroom.

The property is light and airy throughout, featuring an impressive entrance hall that leads to two well-proportioned reception rooms, ideal for both family living and entertaining. The kitchen is thoughtfully designed with a breakfast bar, providing a practical and sociable space, while a brick-based conservatory with a WarmerRoof tiled roof, overlooks the private rear garden, bringing in an abundance of natural light.

Upstairs, there are four bedrooms, including a standout principal bedroom enjoying elevated views, alongside a well presented family bathroom and separate toilet to further aid family living. Period charm is evident throughout, with several original Thomas Jekyll fireplaces adding distinctive character.

Externally, the home benefits from a good-sized private garden, driveway parking for up to three cars, and a garage. There is also excellent scope to extend (subject to the usual planning permissions), offering potential to further enhance the property.

Ideally located within walking distance of Farncombe mainline station, the property is also close to highly regarded local schools, shops, amenities, and bus routes. Guildford and Godalming are both easily accessible, making this an excellent choice for commuters and families alike.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		76	50
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

