



142 Peperharow Road

Godalming Surrey GU7 2PW

Asking Price: £795,000 Freehold





- Easy Reach of Town Centre, Main Line Station (Waterloo 45 mins)
- Small Private Driveway Serving Just Three Houses
- Backing onto Woodland
- Bright, Spacious & Adaptable Family Accommodation
- Sitting Room & Downstairs Utility/Shower Room
- Family Room/Bedroom Four
- Large Kitchen/Dining Room
- Three/Four Bedrooms & Two Bathrooms
- Driveway with Parking for Several Cars
- Large Terraced Garden with Useful Timber Garden Studio



Tucked away off a private driveway of just three houses, this four bedroom modern family home enjoys an elevated setting on a popular and established residential road. Perfectly situated for modern lifestyles, the house combines peaceful surroundings yet is within easy reach of Godalming town centre and main line station serving London Waterloo.











Godalming Main Line Station – 0.8 mile (Waterloo approx. 45 mins)

Godalming High Street – 0.9 miles

Infant School – 1.2 mile Junior School - 0.9 Mile

Secondary School – 1.6 miles - Doctors – 1.6 miles Dentist – 1.0 miles

A3 – miles 2.6 miles M25 – 14.4 miles M3 – 14.4 miles

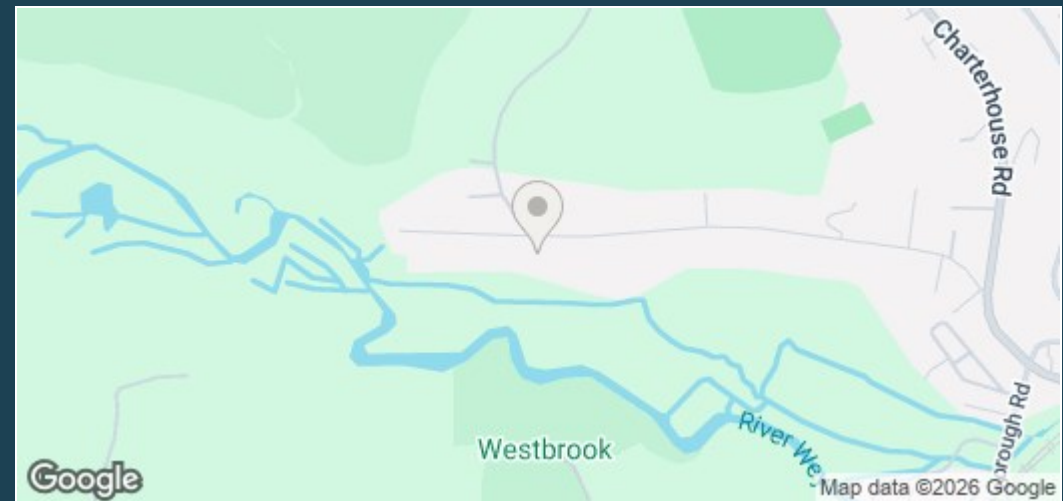
Energy Efficiency Rating - TBC

Council Tax Band F – Payable £3818.15 (2026/27)

N.B. As the property has been improved and extended since it was placed in a Council Tax band, the band will be reviewed and may increase following the sale of the property.



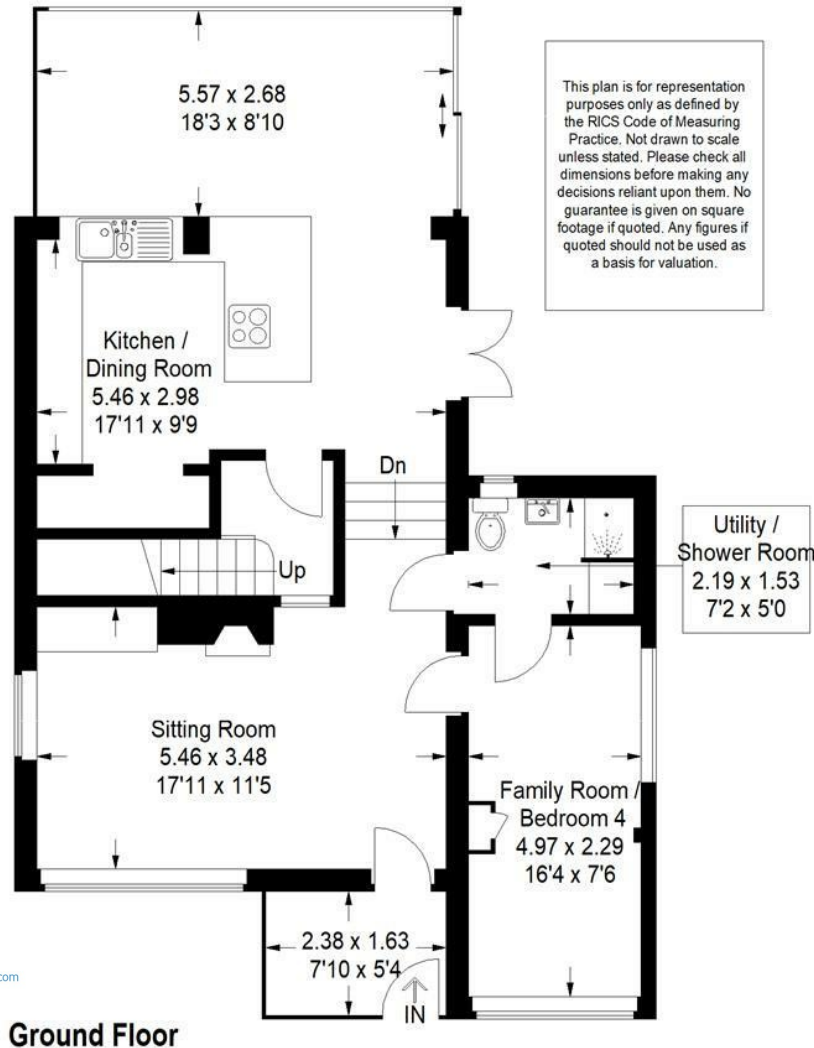
Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road and at the next roundabout turn left into Chalk Road. Continue under the railway bridge into Charterhouse Road and take the second turning left into Peperharow Road.



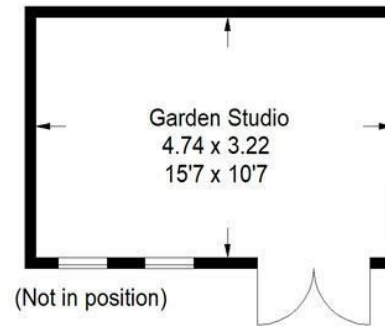
Approximate Gross Internal Area
Ground Floor = 64.3 sq m / 692 sq ft
First Floor = 46.9 sq m / 505 sq ft
Garden Studio = 15.2 sq m / 164 sq ft
Total = 126.4 sq m / 1361 sq ft



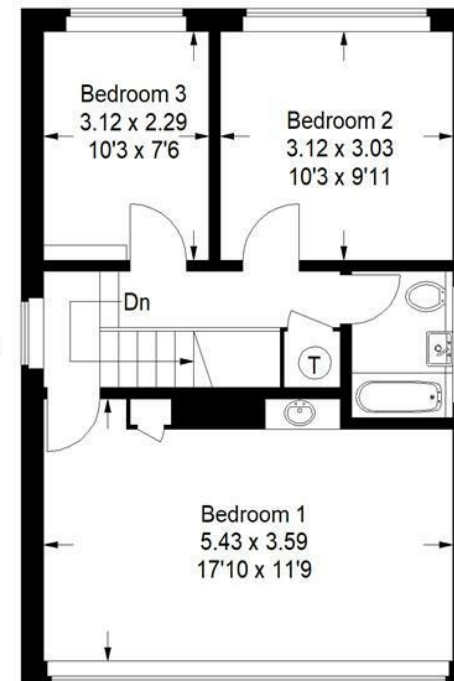
This plan is for representation purposes only as defined by the RICS Code of Measuring Practice. Not drawn to scale unless stated. Please check all dimensions before making any decisions reliant upon them. No guarantee is given on square footage if quoted. Any figures if quoted should not be used as a basis for valuation.



Ground Floor



ZOOPLA



First Floor

PrimeLocation.com



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. 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.