



3 South Hill

Godalming GU7 1JT

Asking Price: £627,000 Freehold



- Easy Reach of Town Centre & Main Line Station
- Quiet No Through Road
- Elevated Location with Views Lovely Over Godalming
- Entrance Hall & Cloakroom
- Living Room
- Kitchen & Dining Room
- Three Bedrooms & Bathroom
- Gas Heating & Double Glazed Windows
- Enclosed Rear Garden
- Large Garden Studio/Home Office



Perfect for those seeking a balance of peace and proximity, this bright and spacious three-bedroom detached home occupies an enviable, elevated position within a quiet no-through road. Designed for modern living, the property features a versatile detached garden studio ideal as a home office or creative retreat. Set on a popular residential development, the house is just a short, convenient walk from the town centre and its excellent range of amenities. Complete with a private enclosed garden the house offers a rare opportunity to enjoy elevated views and quiet residential life without sacrificing town-centre convenience.











Main Line Station – 0.7 miles (Waterloo approx. 45/50 mins)

Godalming High Street – 0.3 miles

Infant School – 0.5 miles Junior School – 0.8 miles

Secondary School – 1.7 miles

Doctors – 0.8 miles Dentist – 0.3 miles

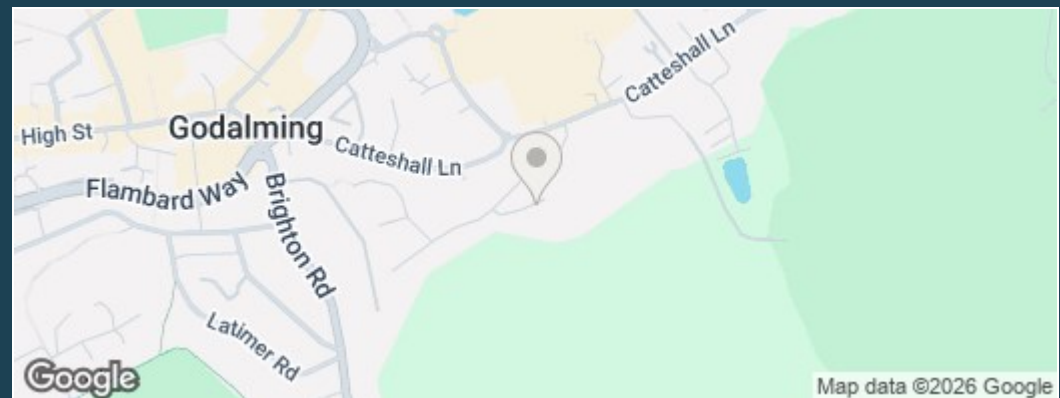
A3 – 3 miles M25 – 13.5 miles M3 – 14 miles

Energy Efficiency Rating - E

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



Directions: From our office in the High Street proceed down Bridge Street and at the mini roundabout turn right into Flambard Way. Continue to the first set of traffic lights and turn left. At the roundabout by Sainsbury's take the right hand turning into Catteshall Lane. Continue along for a short distance and at the next mini roundabout turn left and then take the first turning on your right hand side into South Hill. Continue up South Hill taking the first turning on your left and and Number 3 will be found at the end of the road on the left.

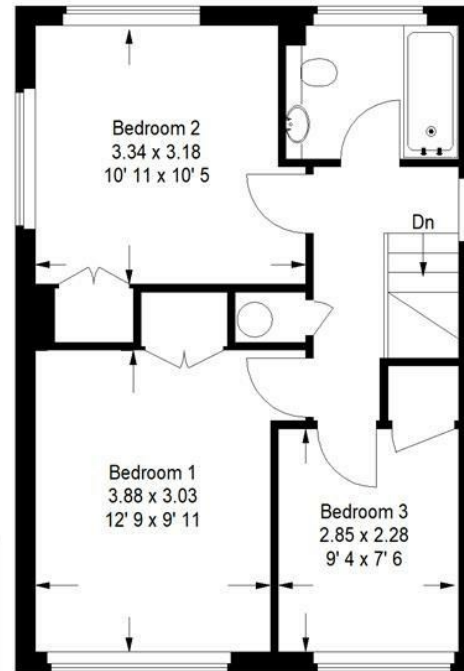
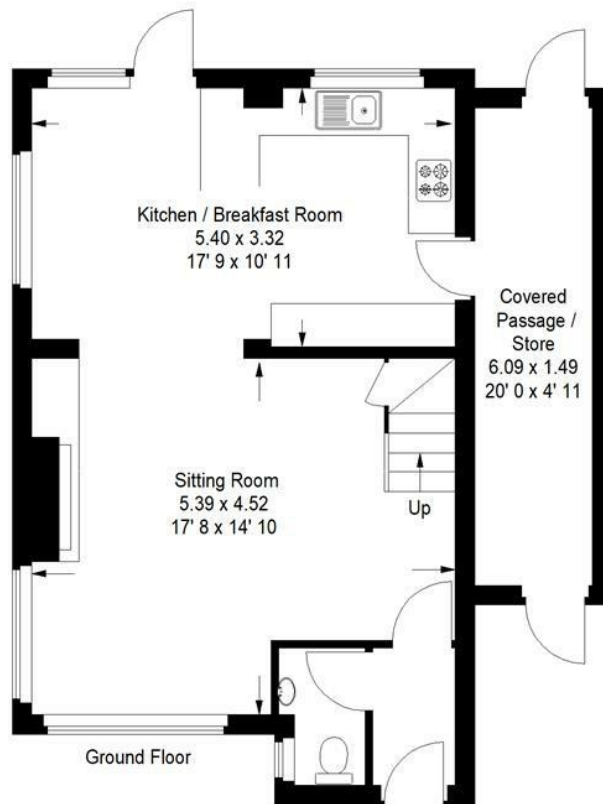


## South Hill, Godalming

ZOOPLA



APPROX. GROSS  
INTERNAL FLOOR AREA :  
House = 1064 SQFT / 98.9 SQM  
(inc' Store)  
Studio = 204 SQFT / 19.0 SQM



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.

Garden Studio / Home Office  
6.61 x 3.37  
21' 8 x 11' 1

(Not in Position)



**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.