29 The Paddock

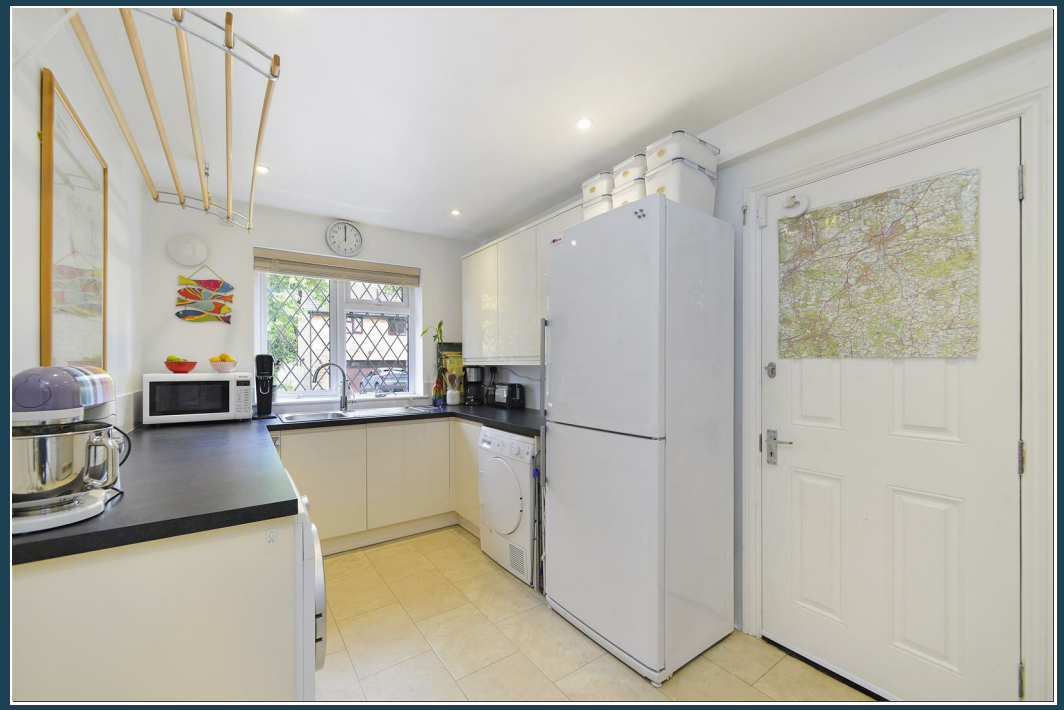
Godalming GU7 1XD

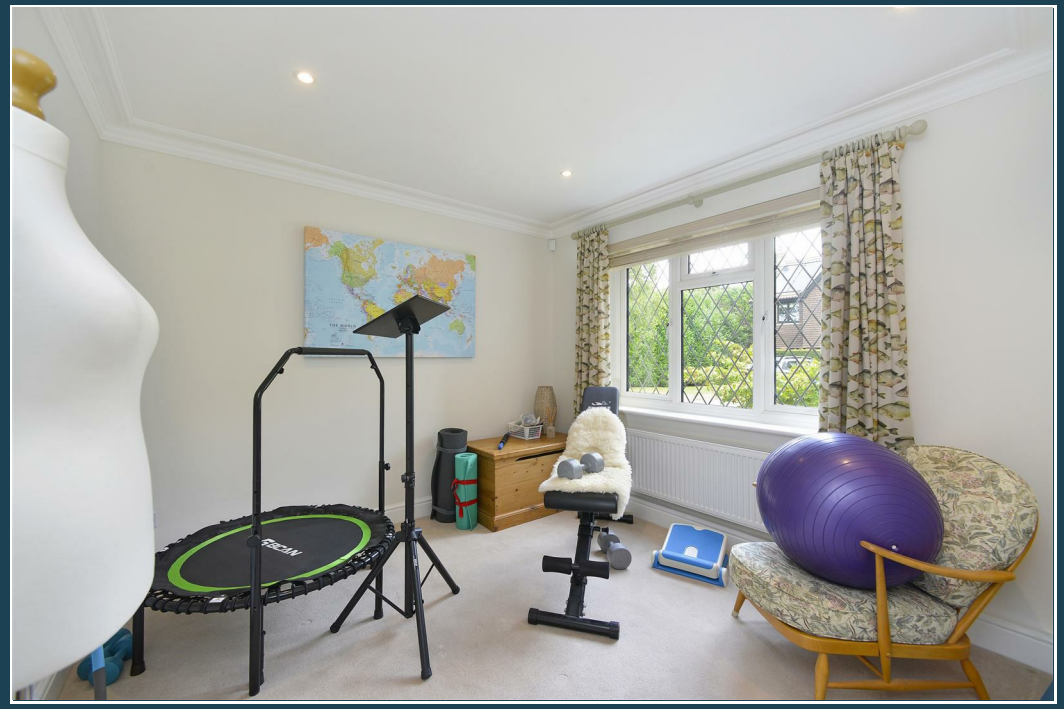
Asking Price: £1,500,000 Freehold

Emery & Orchard
ESTATE AGENTS

- No Onward Chain
- Small Private Cul-De-Sac
- Sought After Busbridge Area of Godalming
- Easy Reach of Local Schools, Town Centre and Main Line Station
- Bright, Spacious & Adaptable Family Accommodation
- Sitting Room, Dining Room & Family Room
- Kitchen/Breakfast Room & Utility Room
- Six Bedrooms & Two Bathrooms & Boarded Attic
- Double Glazed Windows & Gas Central Heating
- Secluded South West Facing Gardens

Located in the popular Busbridge area of Godalming, this modern house offers a fantastic opportunity for families seeking a spacious and adaptable home. The property boasts an impressive six bedrooms, providing ample space for family living or accommodating guests, there are also three generous reception rooms perfect for entertaining and allowing for a versatile use of space to suit different lifestyles. Situated in a private cul-de-sac, the house enjoys a peaceful setting while being within easy reach of excellent local schools, Godalming town centre, and the mainline station, which offers direct links to London Waterloo. In summary, this well appointed house in Busbridge presents a fabulous opportunity for those seeking a spacious family home in a popular area. With its modern features, ample accommodation, and excellent local amenities, it is sure to appeal to a wide range of buyers.





Main Line Station – 1.1 mile (Waterloo approx. 45 mins)

Godalming High Street – 0.9 miles

Schools – Primary – 0.1 mile Infant 0.4 mile

Junior – 0.3 mile Secondary – 2.4 miles

Doctors – 1.9 miles Dentist – 0.9 miles

A3 – miles 2.7 miles M25 – 17.5 miles M3 – 15.5 miles

Energy Efficiency Rating TBC

Council Tax Band – G Payable £4405.55 (2026/27)

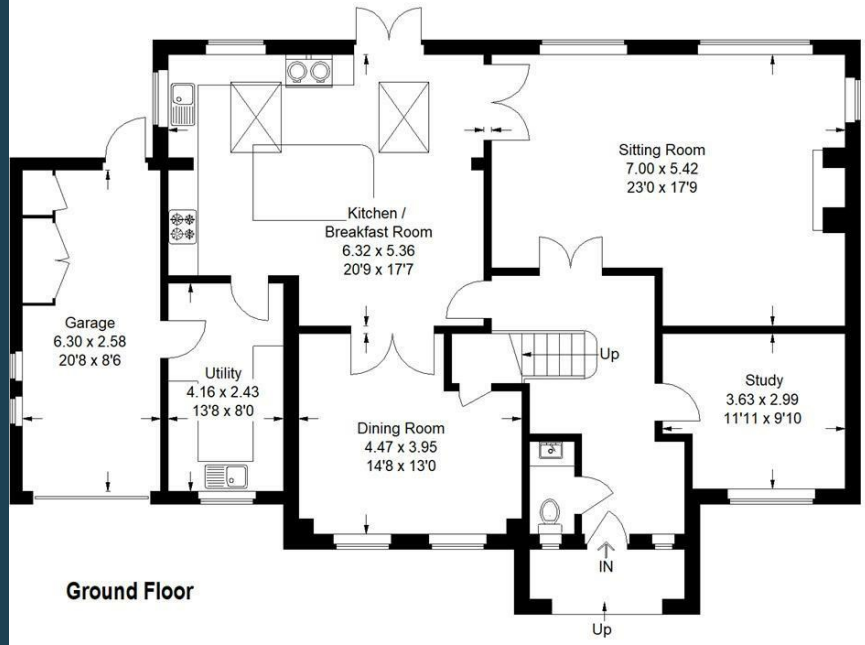
Directions: From our office in the High Street proceed down Bridge Street to the mini roundabout and take the right hand exit into Flambard Way. Continue to the second set of traffic lights where you turn left into the Brighton Road. Continue along the Brighton Road and after approximately ½ mile turn right into The Drive just before Busbridge Church. Continue along The Drive for 0.1 mile and The Paddock will be found on the right hand side.

rightmove

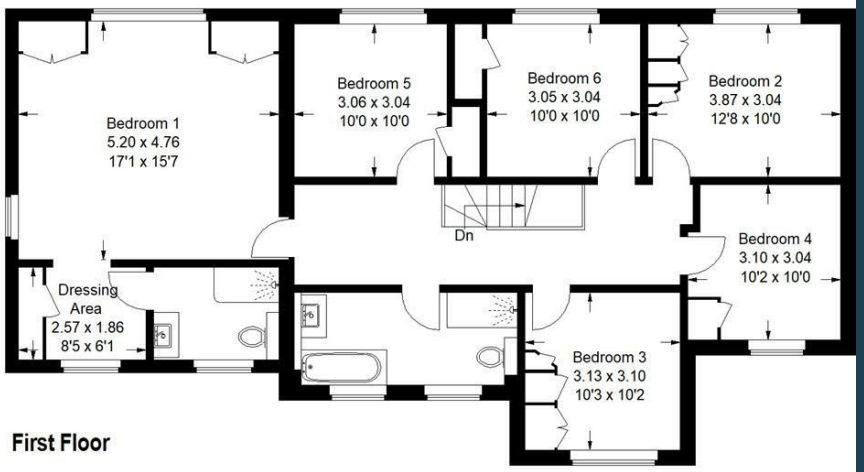
ZOOPLA

The Paddock, Godalming

Approximate Gross Internal Area
Ground Floor = 143.0 sq m / 1539 sq ft
(Including Garage)
First Floor = 116.7 sq m / 1256 sq ft
Total = 259.7 sq m / 2795 sq ft



Ground Floor



First Floor

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.

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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.