



# 1 Lyndale House Puttenham Lane

Shackleford Godalming GU8 6AU

Guide Price: £995,000 Freehold





- Wonderful Semi Rural Location & Fabulous Views
- Entrance Hall & Cloakroom
- Delightful Sitting Room & Family Room
- Fabulous Kitchen/Dining Room with Bi-fold Doors onto Garden
- Utility Room
- Four Double Bedrooms
- Stylish Family Bathroom & En-suite Shower Room
- Oil Fired Central Heating & Double Glazing
- Driveway & Garage
- Attractive Gardens Backing Onto Fields



Enjoying fabulous views and occupying a wonderful semi rural location in the much favoured village of Shackleford, this attractive and much improved four bedroom semi-detached family home provides well planned and adaptable accommodation arranged over three floors. This includes a delightful sitting room, family room, superb kitchen/dining room with doors leading out to the garden as well as cloakroom and useful utility room. There are also four double bedrooms, one with an ensuite shower room, and a stylish family bathroom. Outside there is a driveway, garage and a large and secluded garden backing onto fields. Shackleford offers a semi-rural feel while being within easy reach of both Godalming and Guildford offering an excellent range facilities, schools and excellent transport links.











Main Line Station – 3.3 miles (Waterloo approx. 50 mins)

Shackleford Village Centre – 0.2 miles

Godalming – 3.5 miles

Guildford – 5.5 miles Farnham – 7.8 miles

Haslemere – 10 miles

A3 – 1 mile M25 – 14 miles M3 – 12 miles

Gatwick – 29 miles Heathrow – 28 miles

Council Tax Band – F Payable – £3684.32p

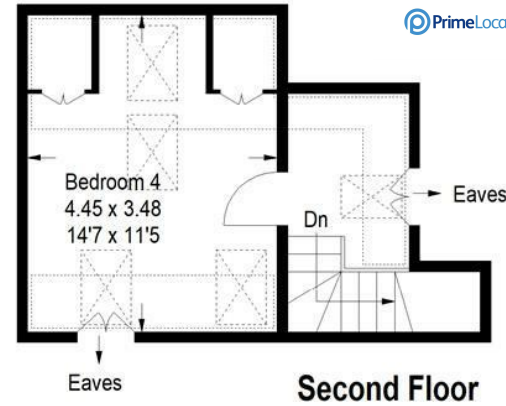
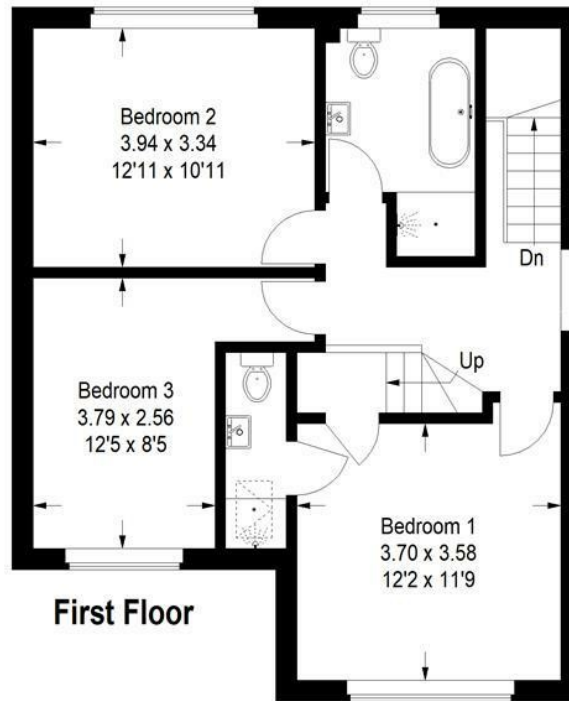
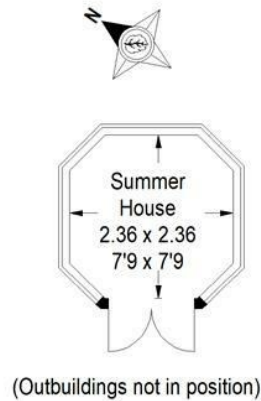
EPC Rating – D Drainage – Private




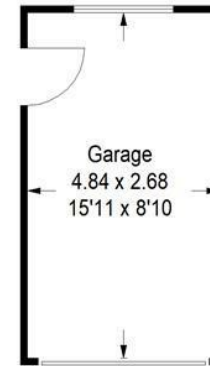
Directions: From our office in the High Street, proceed down Bridge Street and across the mini roundabout into Bridge Road. At the next roundabout take the first turning left into Chalk Road, continuing under the railway bridge and into Charterhouse Road. After approximately one mile, turn left (just after Robins & Day Motors) into Hurtmore Road. Continue under the A3 and then take the second turning right into Grenville Road. Continue for a total of 0.9 of a mile, the road leads into The Street and then Puttenham Lane and 1 Lyndale House will be found on your right where you should see our For sale Board.



Approximate Gross Internal Area  
 Ground Floor = 84.4 sq m / 908 sq ft  
 First Floor = 60.9 sq m / 655 sq ft  
 Second Floor = 22.6 sq m / 243 sq ft  
 Outbuildings = 17.9 sq m / 193 sq ft  
 Total = 185.8 sq m / 2000 sq ft



 = Reduced headroom below 1.5 m / 5' 0



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.