



Ock View, 112 Ockford Road, Godalming, Surrey, GU7 1RG

CLARKE  GAMMON

Ock View

112 OCKFORD ROAD, GODALMING, SURREY, GU7 1RG

Ock View is a newly converted semi-detached home offering well-balanced and adaptable accommodation, conveniently positioned within walking distance of Godalming town centre and mainline station. The property is offered to the market with no onward chain.

The front door opens into a hallway with adjoining cloakroom, leading through to a spacious sitting room. This is a particularly light room, enhanced by a large roof lantern and enjoying an attractive outlook towards the rear garden and woodland beyond. Stairs lead down to the kitchen/dining room below.

The kitchen/dining room forms the main everyday living space and is fitted with contemporary cabinetry together with integrated Bosch appliances including an oven, microwave, induction hob, dishwasher and washing machine. Doors open directly onto the extensive rear decking, creating an ideal space for entertaining and family living.

There are two bedrooms on the ground floor, including a principal bedroom overlooking the rear garden and benefitting from an en suite shower room, together with a separate family bathroom. Two further bedrooms are arranged on the first floor, providing flexible accommodation for family, guests or home working.

A particular feature of the property is the rear garden and outlook, with extensive decking and terraced seating areas leading down to an area of lawn backing onto mature woodland, providing a good degree of privacy and an attractive backdrop. To the front of the property there are two parking spaces together with an EV charging point.

- **Newly converted semi-detached home**
- **Principal bedroom with en suite shower room**
- **Kitchen/dining room opening onto terrace**
- **Generous rear garden backing onto woodland**
- **Two parking spaces & EV charging point**
- **Four bedrooms**
- **Spacious sitting room with roof lantern**
- **Family bathroom and cloakroom**
- **Extensive decking and terraced seating areas**
- **EPC rating: C**

CG GUILDFORD

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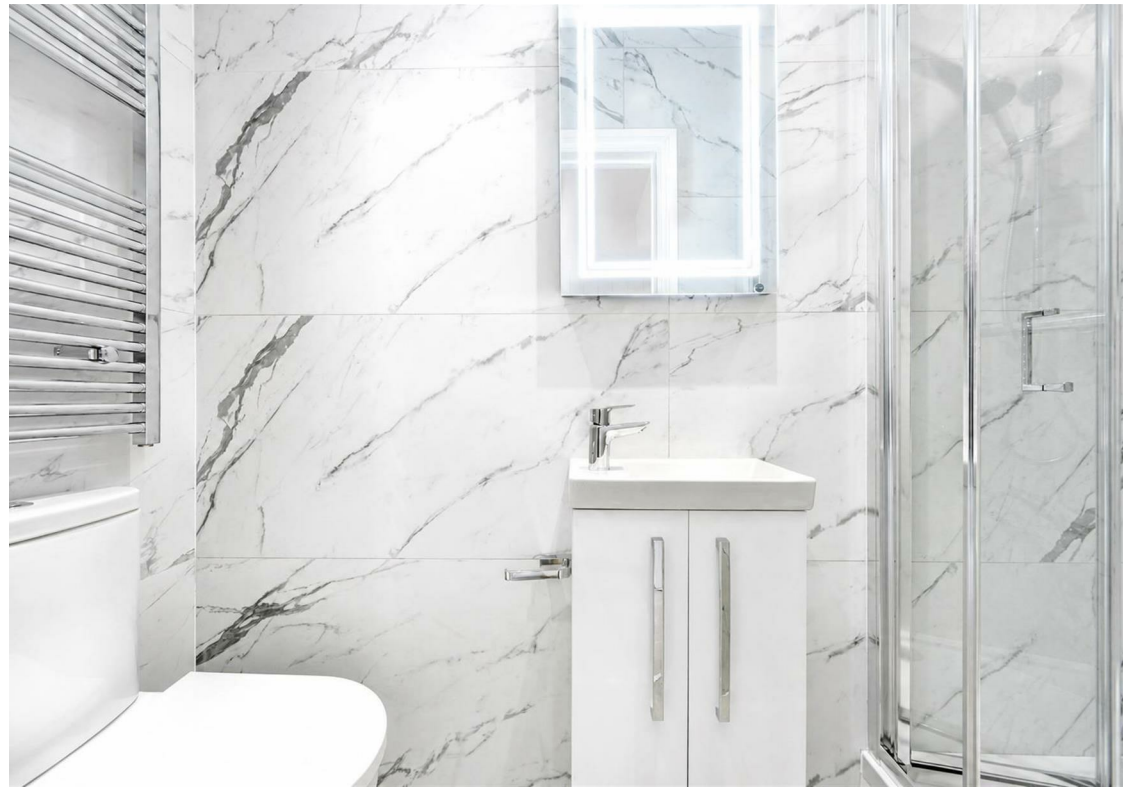
E: guildford.sales@clarkegammon.co.uk

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Local Authority: Waverley Borough Council / Tax Band F

Services: All mains services are connected to this property









SITUATION

Ockford Road is a convenient and well-established position, located within easy reach of both Godalming town centre and the mainline station. Godalming offers an attractive mix of independent shops, cafés, restaurants, public houses and everyday amenities, together with larger supermarkets including Waitrose and Sainsbury's.

Godalming mainline station provides regular services to London Waterloo in approximately 45 minutes, making the area particularly popular with commuters. The A3 is also readily accessible, providing connections to London, the M25 and south coast.

The area is well regarded for its range of schools - both public and comprehensive - including Godalming College, Charterhouse, Prior's Field and St Hilary's, together with a number of sought-after primary schools. Recreational opportunities are extensive, with nearby countryside walks along the River Wey, access to the Surrey Hills Area of Outstanding Natural Beauty, golf courses and a range of sports and leisure facilities locally.


The nearby county town of Guildford offers a broader range of shopping, entertainment and cultural amenities, whilst the surrounding villages and countryside contribute significantly to the area's enduring popularity.



DIRECTIONS

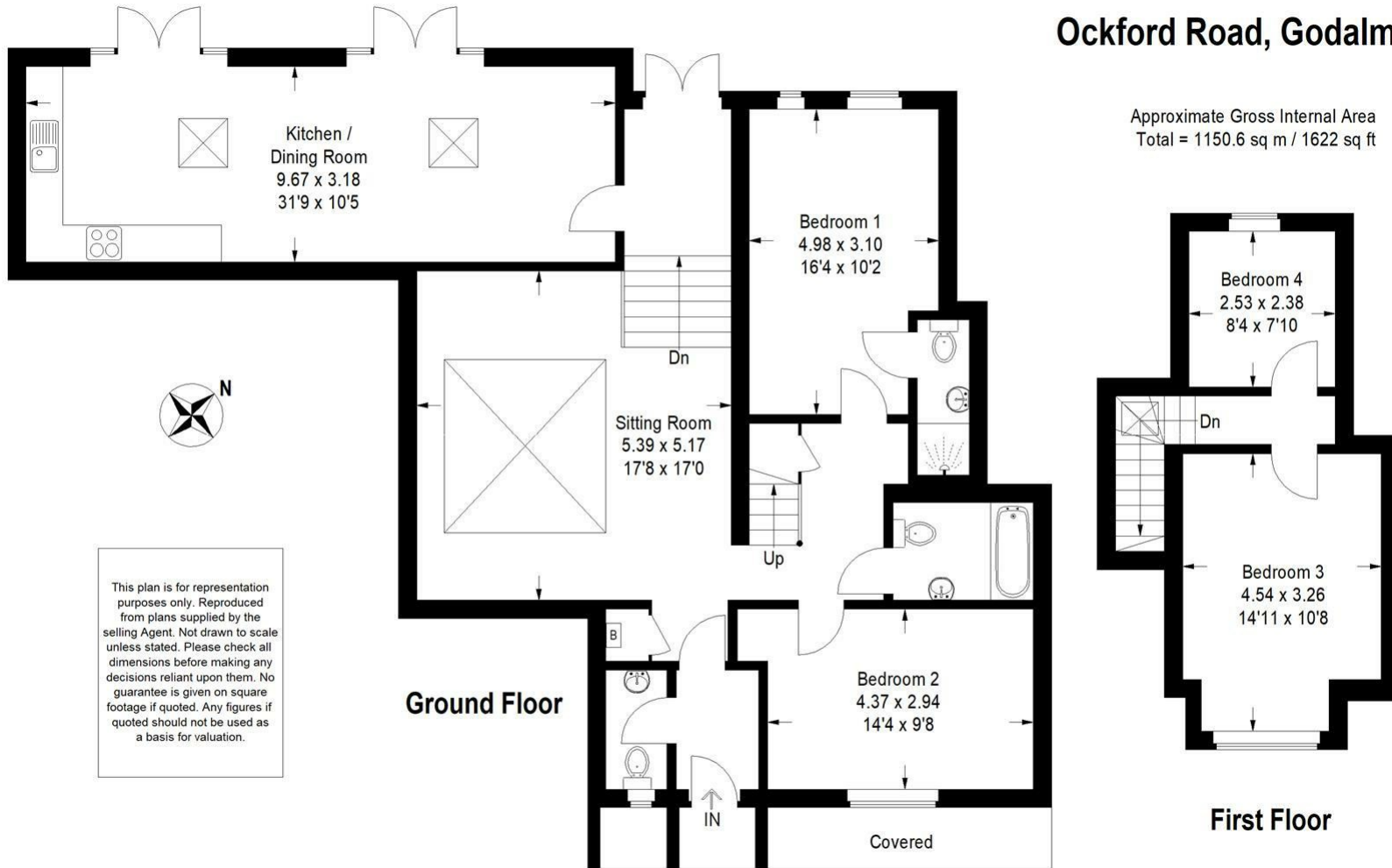
From Godalming town centre, proceed south along Flambard Way (A3100) and continue onto Ockford Road. The property will be found on the right-hand side.

A well-presented four-bedroom home with flexible accommodation, generous woodland-backed gardens and parking, conveniently positioned close to Godalming station.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Ockford Road, Godalmir

Approximate Gross Internal Area
Total = 1150.6 sq m / 1622 sq ft



AGENT'S NOTE

Whilst we endeavour to make our sales particulars accurate and reliable, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings. If there is any point which you would like to have further clarification upon, please contact this office.

ESTATE AGENTS CHARTERED SURVEYORS VALUERS LETTINGS AUCTIONEERS

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